

Site Plans

Issued for	Local Approvals
Date Issued	August 5, 2015
Latest Issue	August 5, 2015

AMC South Parking Lot Redevelopment

19 Flutie Pass
Framingham, MA
1391 Worcester Street
Natick, MA

Owner/Applicant

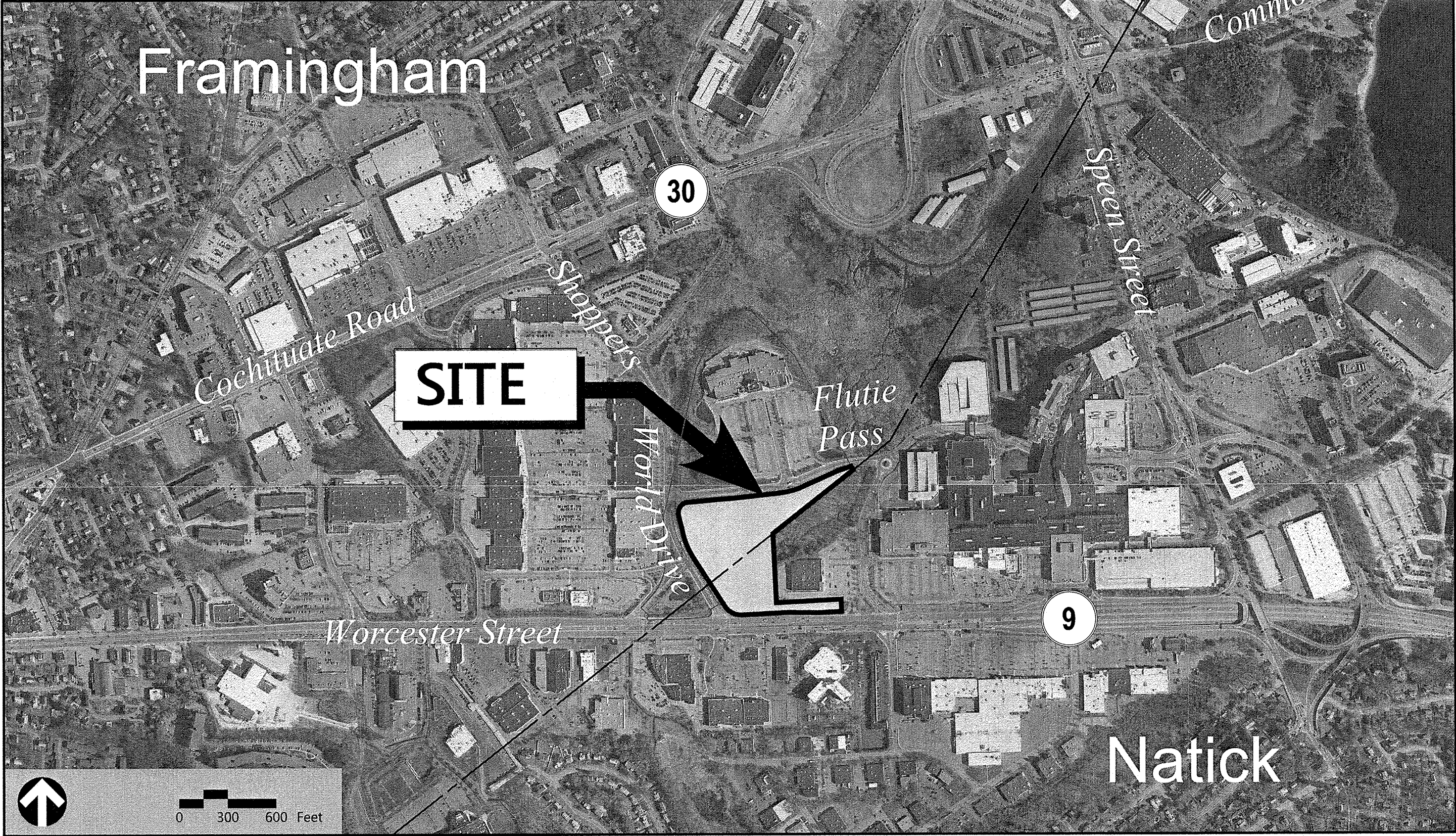
BRE DDR Shoppers World LLC
3300 Enterprise Parkway
Beachwood, OH 44122

Framingham:

Parcel ID 1003450010900220

Natick:

Assessor's Map: 24
Lot: 94



Sheet Index

No.	Drawing Title	Latest Issue
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L-1	Planting Plan	August 5, 2015
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Reference Drawings

No.	Drawing Title	Latest Issue
Sv-1	Existing Conditions Plan of Land	July 14, 2014
	Subdivision Plan of Land	June 26, 2014
SL-1	Photometrics	August 5, 2015

Zoning Summary Chart					
Zoning District(S):	Framingham: B, M1 , Aquifer Protection District (APD) Natick: IN-II				
Overlay District(S):	Framingham: Regional Center (RC) Natick: Regional Center (RC) & Mall Center (MC)				
Zoning Regulation Requirements	Required (Framingham)	Provided (Framingham)	Required (Natick) (IN-II)	Required (Natick) (MC Overlay)**	Provided (Natick)
MINIMUM LOT AREA	6,000 SF	8.38 AC	80,000 SF	N/A	4.42 AC
FRONTAGE	50 Feet	1,261 Feet	200 Feet	200 Feet	1,280 Feet
FRONT YARD SETBACK	25 Feet(Ø), 50 (M-1)	287 Feet	85 Feet	50 Feet	52 Feet
SIDE YARD SETBACK	15 Feet	23 Feet	40 Feet	20 Feet	41 Feet
REAR YARD SETBACK	N/A	N/A	40 Feet	20 Feet	N/A
FLOOR AREA RATIO	0.32	0.08	N/A	N/A	0.04
MAXIMUM BUILDING HEIGHT	6 STORIES; (80 Feet)	1 STORY; < 80 Feet	80 Feet	80 Feet	75 Feet
MAXIMUM IMPERVIOUS*	80%	71.4% (5.98 AC)	20% (APD)	N/A	17% (.75 AC)
MINIMUM OPEN SPACE	20%	28.6% (2.40 AC)	N/A	N/A	83% (3.67 AC)
MAXIMUM LOT COVERAGE	40%	8.4% (29,468 SF INDOOR, 1,032 SF OUTDOOR)	N/A	N/A	N/A

* EXISTING IMPERVIOUS AREA = 6.53 ± AC
** PER SPECIAL PERMIT

Parking Summary Chart					
Description	Size		Spaces		
	Required	Provided	Existing	Required	Provided
STANDARD SPACES*	9 x 18	9 x 18	488	329	385**
ACCESSIBLE SPACES***	8 x 18	11 x 18		6	8
TOTAL SPACES			488	335	393
LOADING BAYS	12 x 25	12 x 25		2	2

* END STALLS SHALL BE 10 FT MINIMUM
** 68 SPACES ALLOCATED WEST OF FLUTIE PASS SITE ENTRANCE FOR MASSDOT PARK AND RIDE
*** STANDARD AND VAN ACCESSIBLE SPACES ARE 11'x6'

Framingham Parking Requirements:					
ENTERTAINMENT (KINGS)	300 OCC.	x	1 SPACE /	3 OCC.	= 100 SPACES
RESTAURANT (KINGS)	160 SEATS	x	1 SPACE /	3 SEATS	= 54 SPACES
	20 EMP	x	1 SPACE /	2 EMP	= 10 SPACES
RESTAURANT	325 SEATS	x	1 SPACE /	3 SEAT	= 109 SPACES
	20 EMP	x	1 SPACE /	2 EMP	= 10 SPACES
				TOTAL PARKING REQUIRED	= 283 SPACES

Natick Parking Requirements:					
ENTERTAINMENT (FLY)	200 GUESTS	x	1 SPACE /	5 GUESTS	= 40 SPACES
				TOTAL PARKING REQUIRED	= 40 SPACES

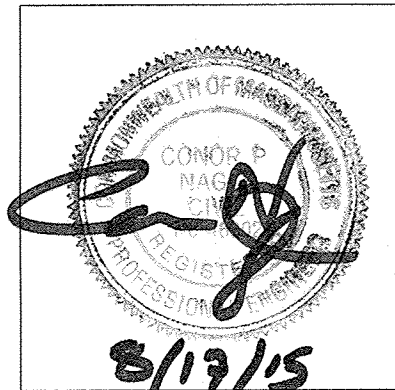
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101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

APPROVED BY:
FRAMINGHAM PLANNING BOARD

DATE: _____



Abbreviations	
<u>General</u>	
ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EXIST	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
SYCHL	SINGLE YELLOW CHANNELIZED LINE
TS	TOP OF SLOPE
TYP	TYPICAL
<u>Utility</u>	
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
PIV	POST INDICATOR VALVE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE



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1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
2. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

1. BASE PLAN: THE PROPERTY LINES SHOWN ARE BASED ON ACTUAL FIELD SURVEY CONDUCTED BY VANASSE HANGEN BRUSTLIN, INC. IN JUNE 2014 AND FROM DEEDS AND PLANS OF RECORD. THE PROPERTY LINES REFLECT THE NEW LINES AS SHOWN ON A PLAN ENTITLED "SUBDIVISION PLAN OF LAND LOTS 1 AND 2, TOWN OF WESTPORT, MASSACHUSETTS PREPARED FOR DOR CORP. PREPARED BY VHB, DATED JUNE 26, 2014 AND PENDING FILING AT THE MIDDLESEX COUNTY SUDO DISTRICT REGISTRY OF DEEDS. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY VANASSE HANGEN BRUSTLIN, INC. IN JUNE 2014 AS SHOWN ON EXISTING CONDITIONS PLAN OF LAND"
2. A. DELINEATION OF THE WETLANDS AND PLACEMENT OF THE FLAGS WAS PERFORMED BY: VANASSE HANGEN BRUSTLIN, INC. IN JULY 2014
3. B. FLAGS MARKING THE WETLANDS WERE LOCATED USING GPS BY VANASSE HANGEN BRUSTLIN, INC.
2. TOPOGRAPHY: ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD 03 1988.

1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH THEY WERE ORIGINALLY DESIGNED. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
3. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURER'S LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SHIPPED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

19 Flutie Pass, Framingham, MA
1391 Worcester Street, Natick, MA

No.	Revision	Date	Appvd.

Local Approvals August 5, 2015

Legend and General Notes

DATE: _____

19 Flutie Pass, Framingham, MA
1391 Worcester Street, Natick, MA

No.	Revision	Date	Appr.

Issued for **Local Approvals** Date **August 5, 201**

Not Approved for Construction

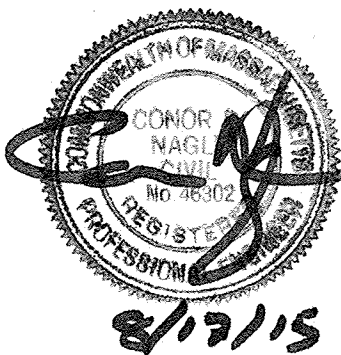
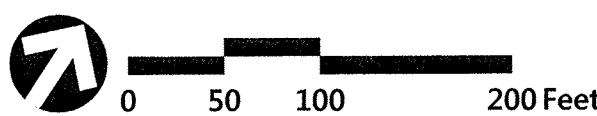
Abutters Plan

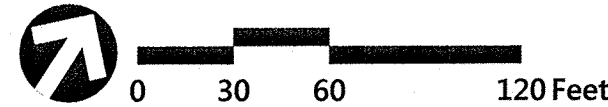
Drawing Number

Sheet 2 of 12

Project Number
12642.00

1. PROPERTY BOUNDARIES IMPORTED FROM MASS GIS DATALAYERS.
2. PROPERTY INFORMATION FROM TOWN OF FRAMINGHAM AND TOWN OF NATICK ASSESSOR'S ONLINE DATABASE.
3. ZONING BOUNDARIES APPROXIMATED USING TOWN OF FRAMINGHAM ZONING MAP REVISED FEBRUARY 1, 2007.





Zoning District(S):	Frammingham: B, M1 , Aquifer Protection District (APD) Natick: IN-II
Overlay District(S):	Frammingham: Regional Center (RC) Natick: Regional Center (RC) & Mall Center (MC)

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*** STANDARD AND VAN ACCESSIBLE SPACES ARE 11'x5'

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ENTERTAINMENT (IFLY)	200 GUESTS	x	1 SPACE / 5 GUESTS	=	40 SPACES
TOTAL PARKING REQUIRED				=	40 SPACES



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1391 Worcester Street, Natick, MA

No.	Revision	Date	Approved

Designed by **JRM** Checked by **CPN**

Local Approvals

August 5, 2015

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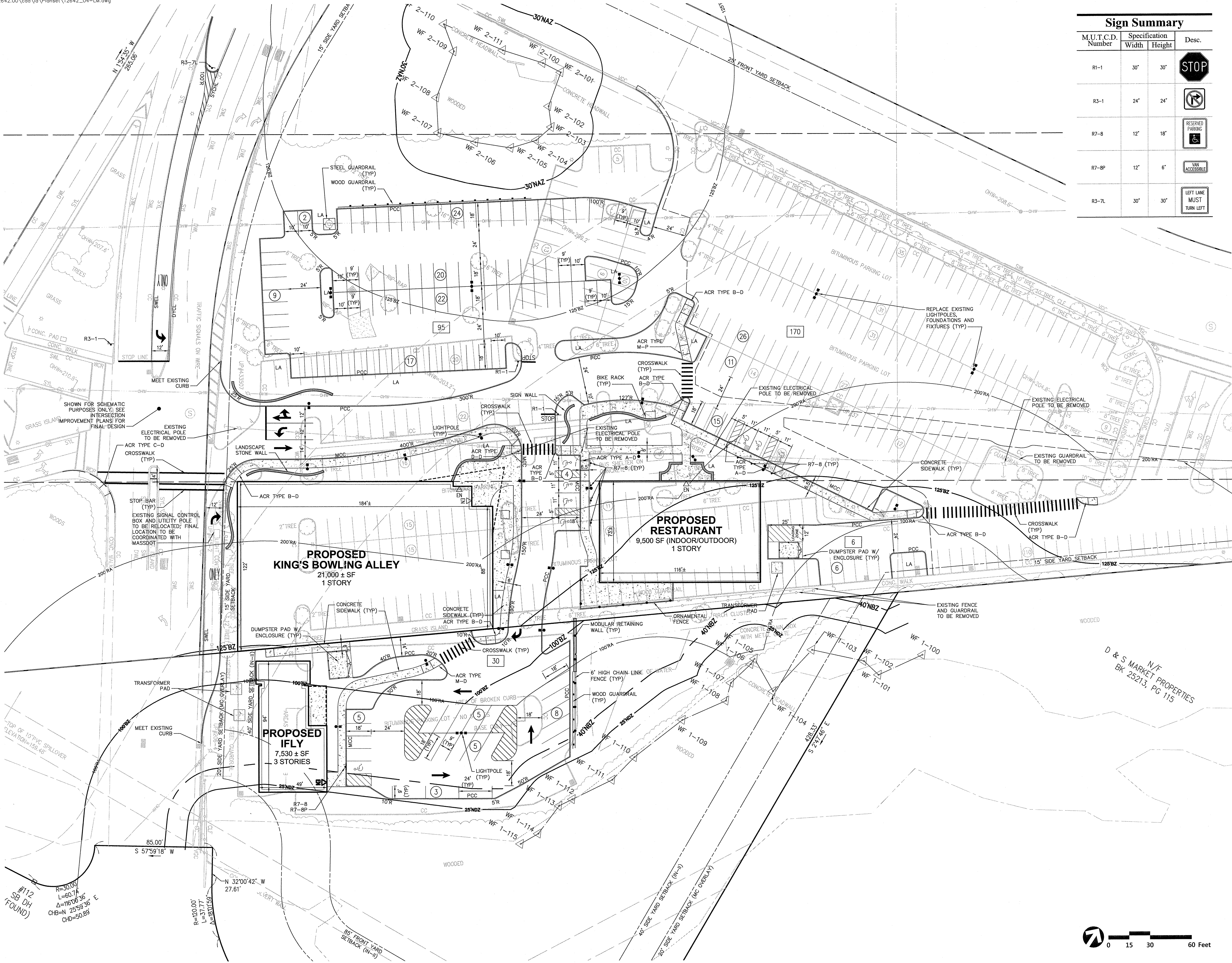
Overall Site Plan

Drawing Number

C-3

3 of 12

Project Number
12642.00



Sign Summary			
M.U.T.C.D. Number	Specification	Width	Height
R1-1	STOP	30"	30"
R3-1	RESERVED PARKING	24"	24"
R7-8	RESERVED PARKING	12"	18"
R7-8P	RESERVED PARKING	12"	6"
R3-7L	LEFT LANE MUST TURN LEFT	30"	30"

APPROVED BY:
FRAMINGHAM PLANNING BOARD

DATE: _____

- NOTES:
- END STALLS RESTRICTED ON ONE OR BOTH SIDES BY CURBS, WALLS, FENCES, OR OTHER OBSTRUCTIONS SHALL HAVE A MINIMUM WIDTH OF TEN FEET.
 - OFF-SITE IMPROVEMENTS ARE CONCEPTUAL ONLY AND SUBJECT TO FURTHER REVISION.

AMC South Parking Lot Redevelopment

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1391 Worcester Street, Natick, MA

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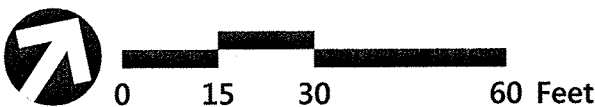
Not Approved for Construction

Drawing Title
Layout and Materials Plan

Drawing Number



8/13/15



C-4

Sheet 4 of 12

Project Number
12642.00

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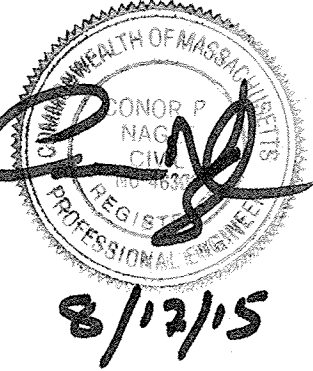
Not Approved for Construction

Grading and
Drainage Plan

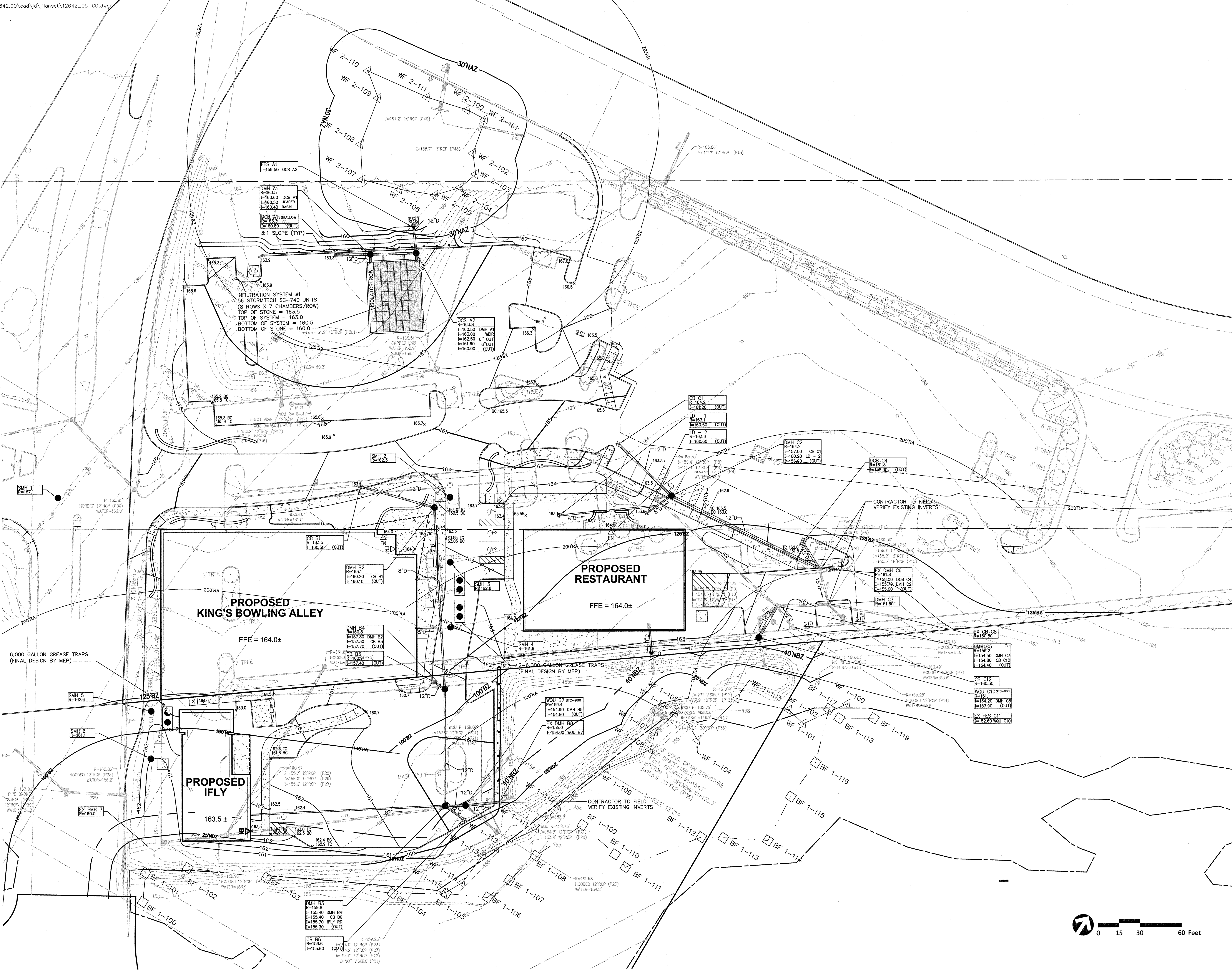
C-5

Sheet **5** of **12**

Project Number
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0 15 30 60 Feet





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FRAMINGHAM PLANNING BOARD

DATE:

AMC South Parking Lot Redevelopment

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No.	Revision	Date	Appr.

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Not Approved for Construction

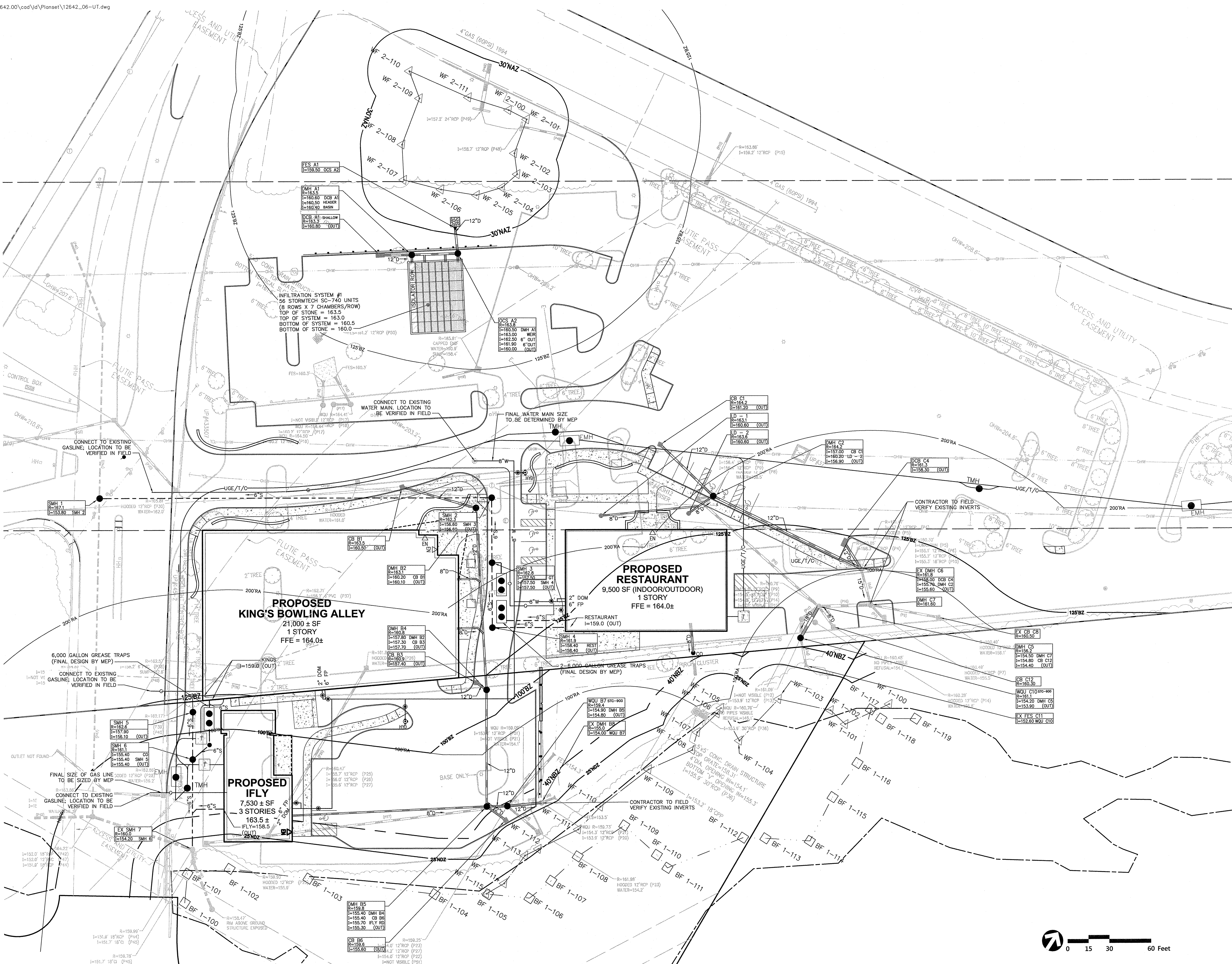
Utility Plan



C-6

Sheet 6 of 12

Project Number
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DATE: _____

AMC South Parking Lot Redevelopment

19 Flutie Pass, Framingham, MA
1391 Worcester Street, Natick, MA

[illegible]

Designed by	JRM	Checked by	CPN
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Local Approvals August 5, 2011

Not Approved for Construction

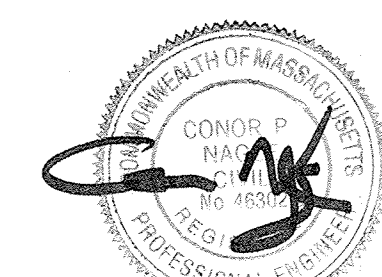
Erosion and Sediment Control Plan

Drawing Number

C-7

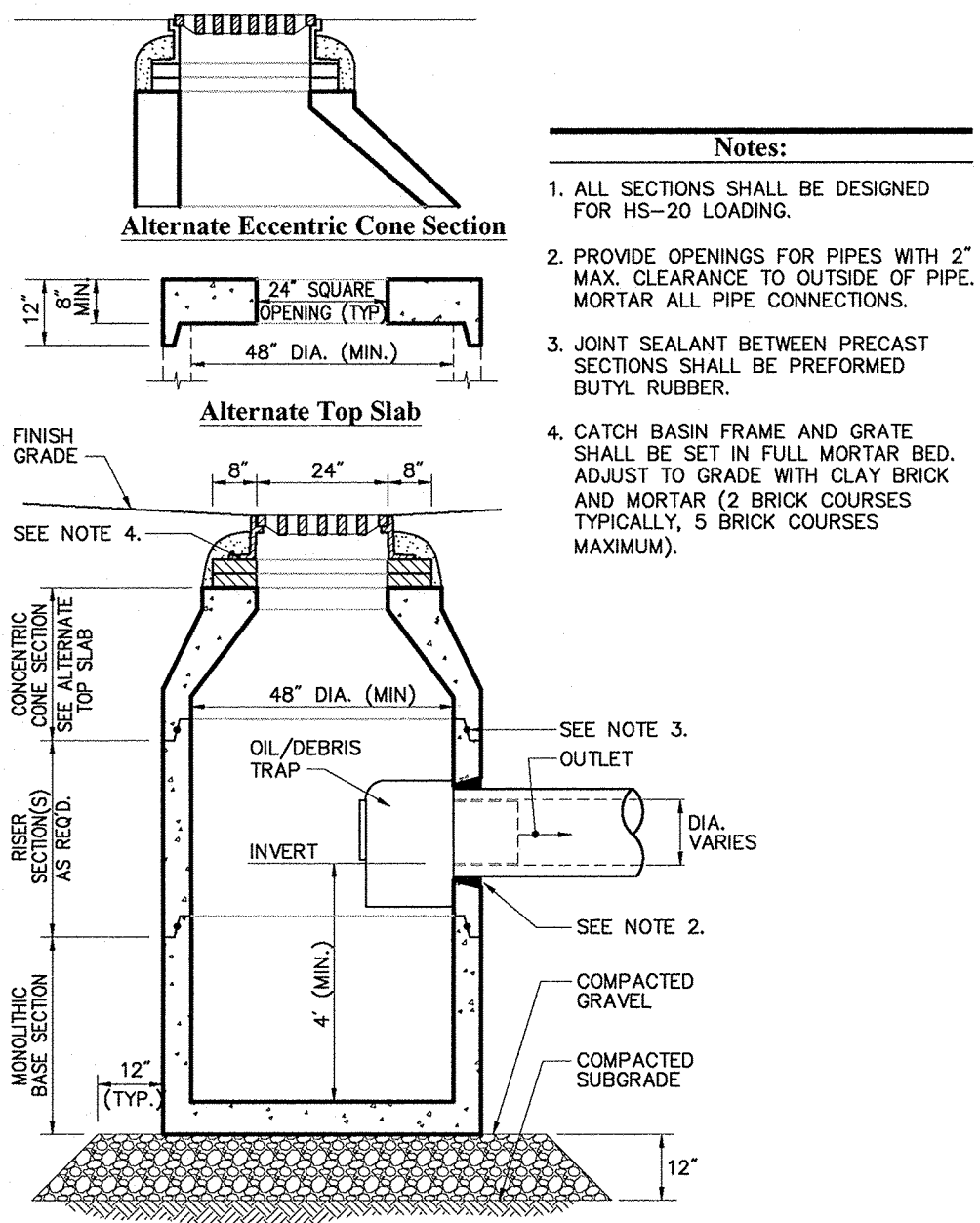
Sheet 7 of 12

Project Number
12642.0

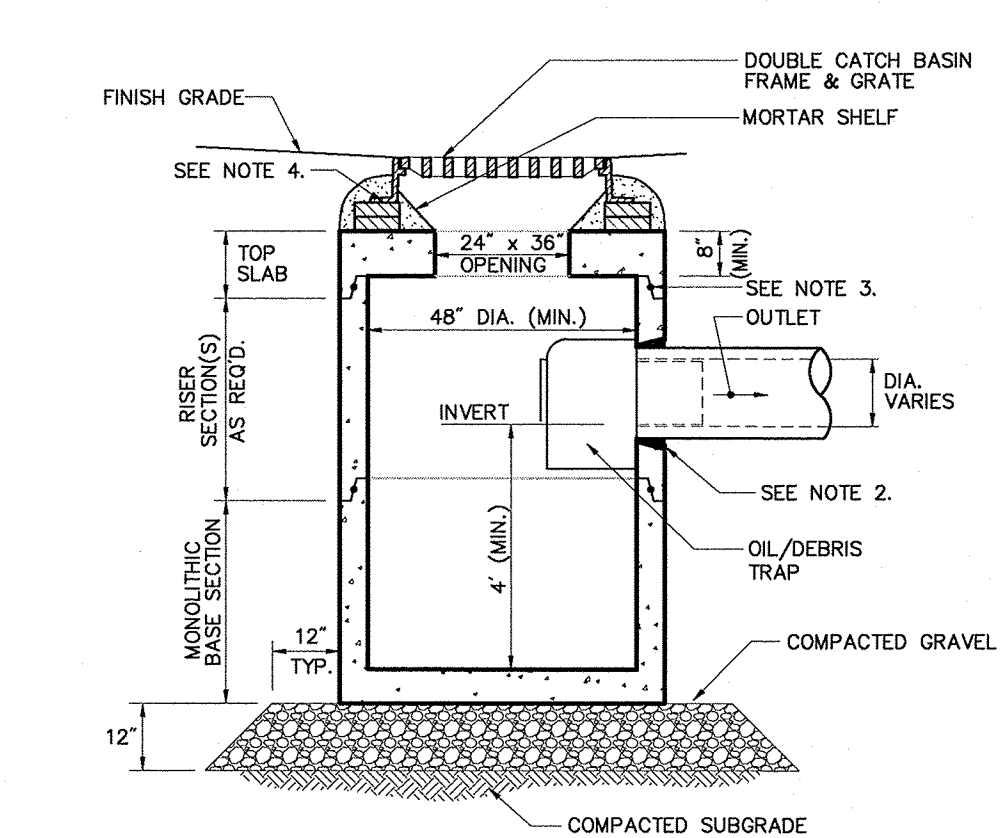


8/13/15

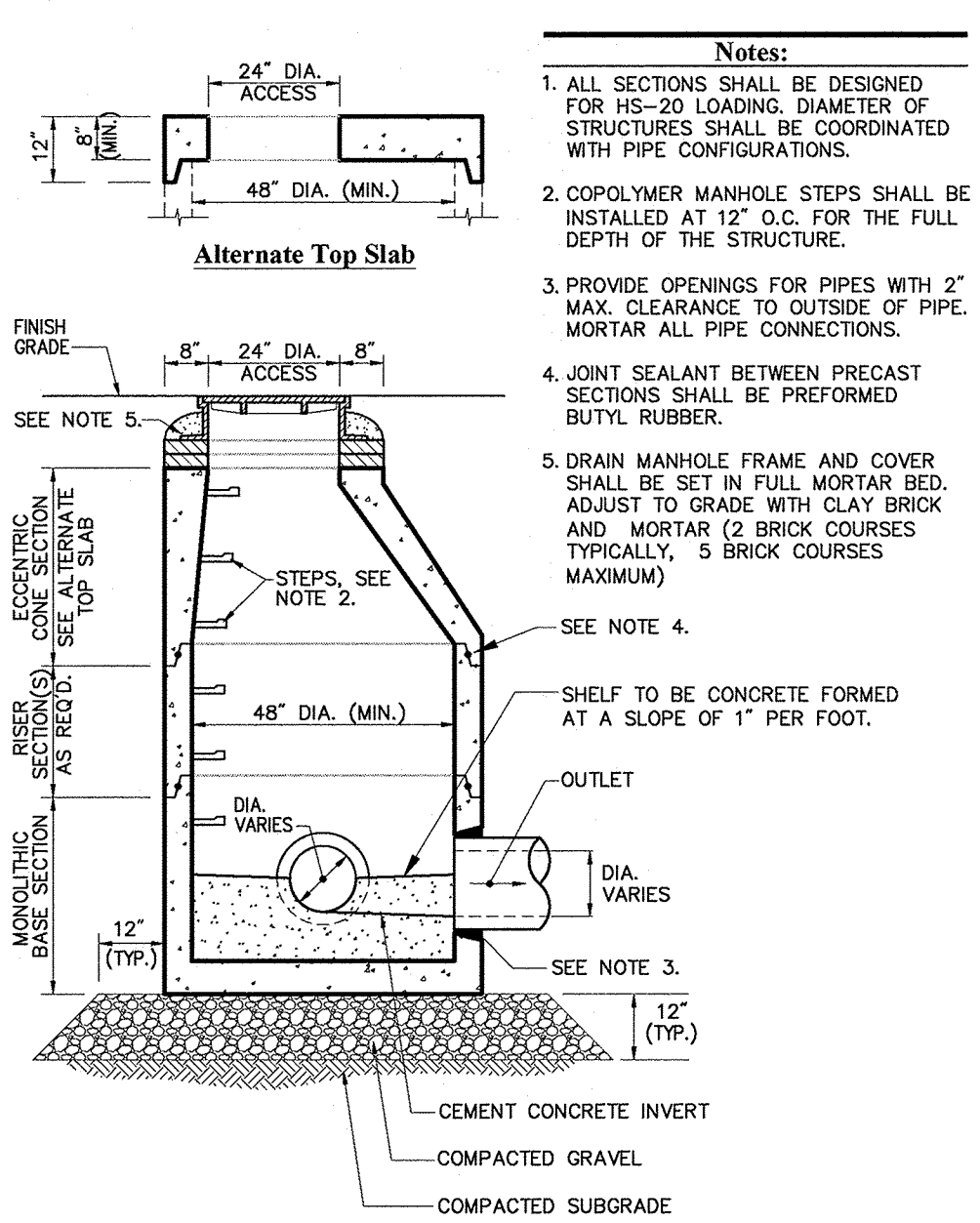
Project Number
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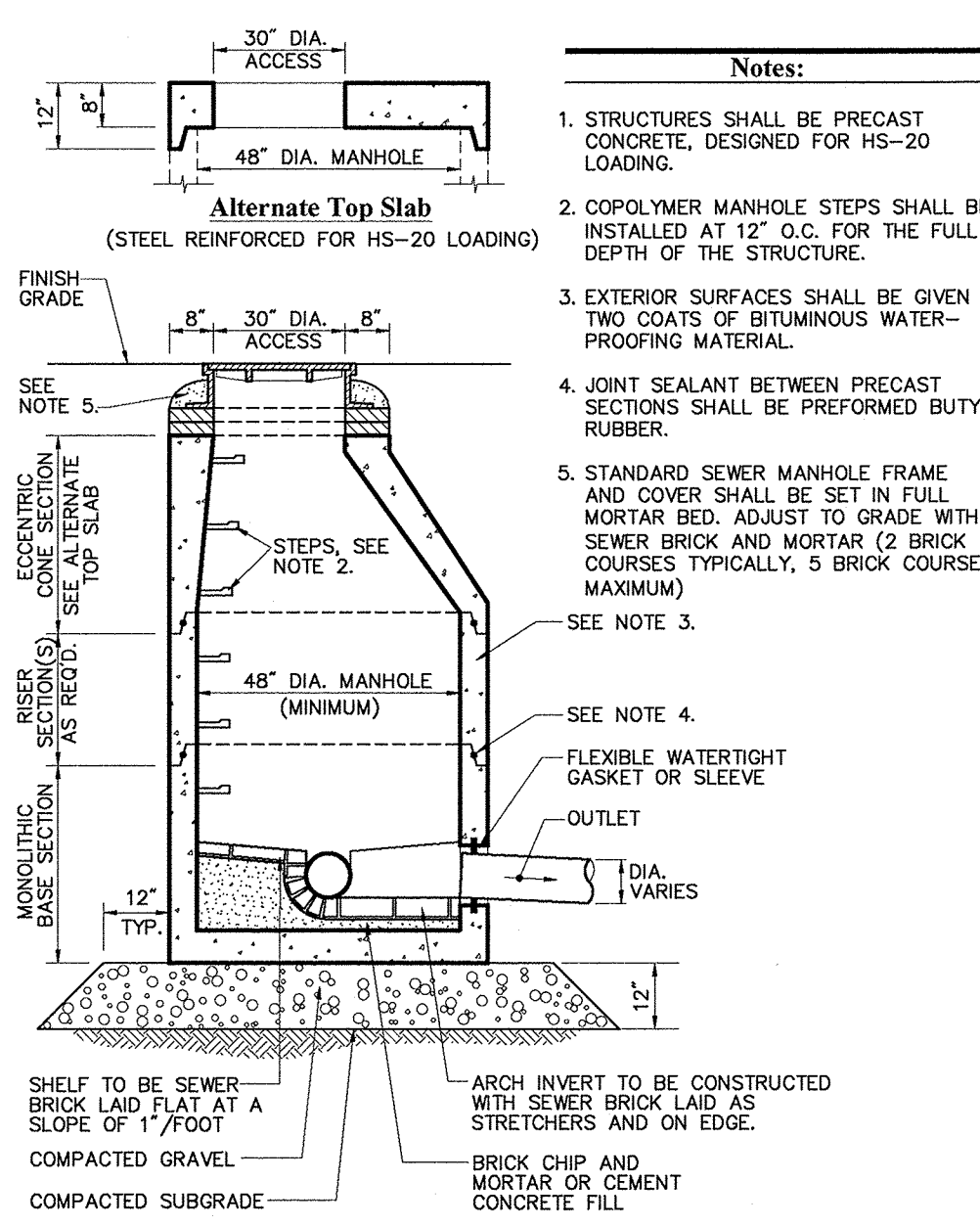
Catch Basin (CB) With Oil/Debris Trap 6/08
N.T.S. Source: VHB LD_101



Double Grate Catch Basin (DCB) with Oil/Debris Trap 6/08
N.T.S. Source: VHB LD_103



Drain Manhole (DMH) 4/11
N.T.S. Source: VHB LD_115



Sanitary Sewer Manhole (SMH) 6/08
N.T.S. Source: VHB LD_200

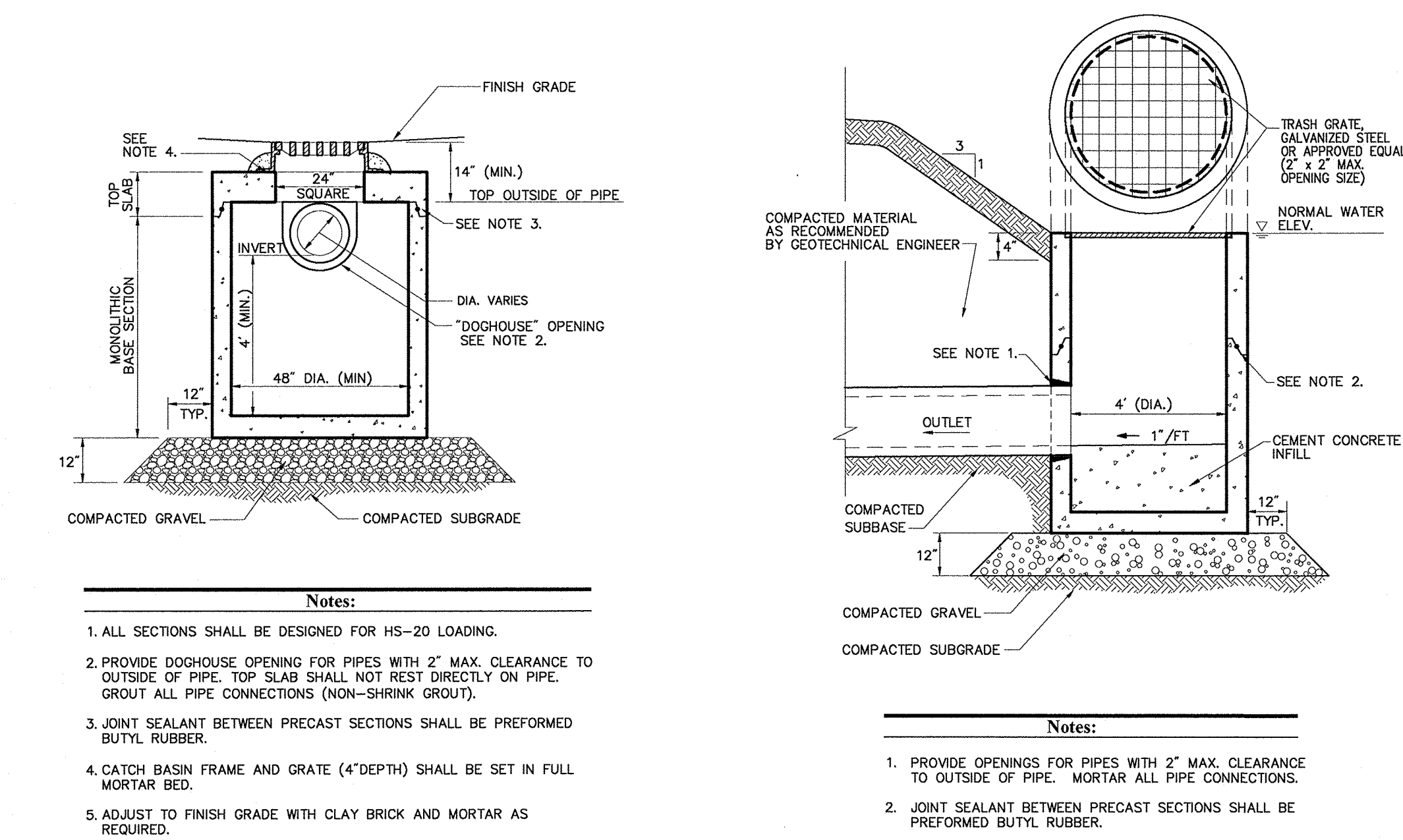
ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D. FINAL FILL MATERIAL FOR LAYER 'V' STARTS FROM THE TOP OF THE EMBEDEDMENT STONE (RELAYED TO 1\"/>	ANY SOIL FROM MATERIAL IN THE SOILS OR PER ENGINEERS PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	NA	PREPARE PER SITE DESIGN PARAMETERS PLANS. PAVED INSTALLATIONS MAY HAVE STRONGTIGHT MATERIAL AND PROPERTIES REQUIREMENTS.
C. INITIAL FILL MATERIAL FOR LAYER 'V' STARTS FROM THE TOP OF THE EMBEDEDMENT STONE (RELAYED TO 1\"/>	GRAVEL OR WELL GRAINED SOLID/REGGATE MIXTURES, >95% FINES OR PROCESSED AGGREGATE.	AASHTO M-80 A-1-A, A-2-A, A-3 OR AASHTO M-87 3, 3.5, 4, 4.7, 5, 5.6, 5.7, 6, 6.7, 7, 8, 9, 10	BEGIN COMPACTION AFTER 1\"/>
B. EMBEDEDMENT STONE. FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (V LAYERS TO THE 'V' LAYER ABOVE).	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/8\"/>	AASHTO M-87 3, 3.5, 4, 4.7, 5, 5.6, 5.7	NO COMPACTION REQUIRED.
A. FOUNDATION STONE. FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT BOTTOM OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/8\"/>	AASHTO M-87 3, 3.5, 4, 4.7, 5, 5.6, 5.7	FLATE COMPACTION OR ROLL TO ACHIEVE A FLAT SURFACE. **

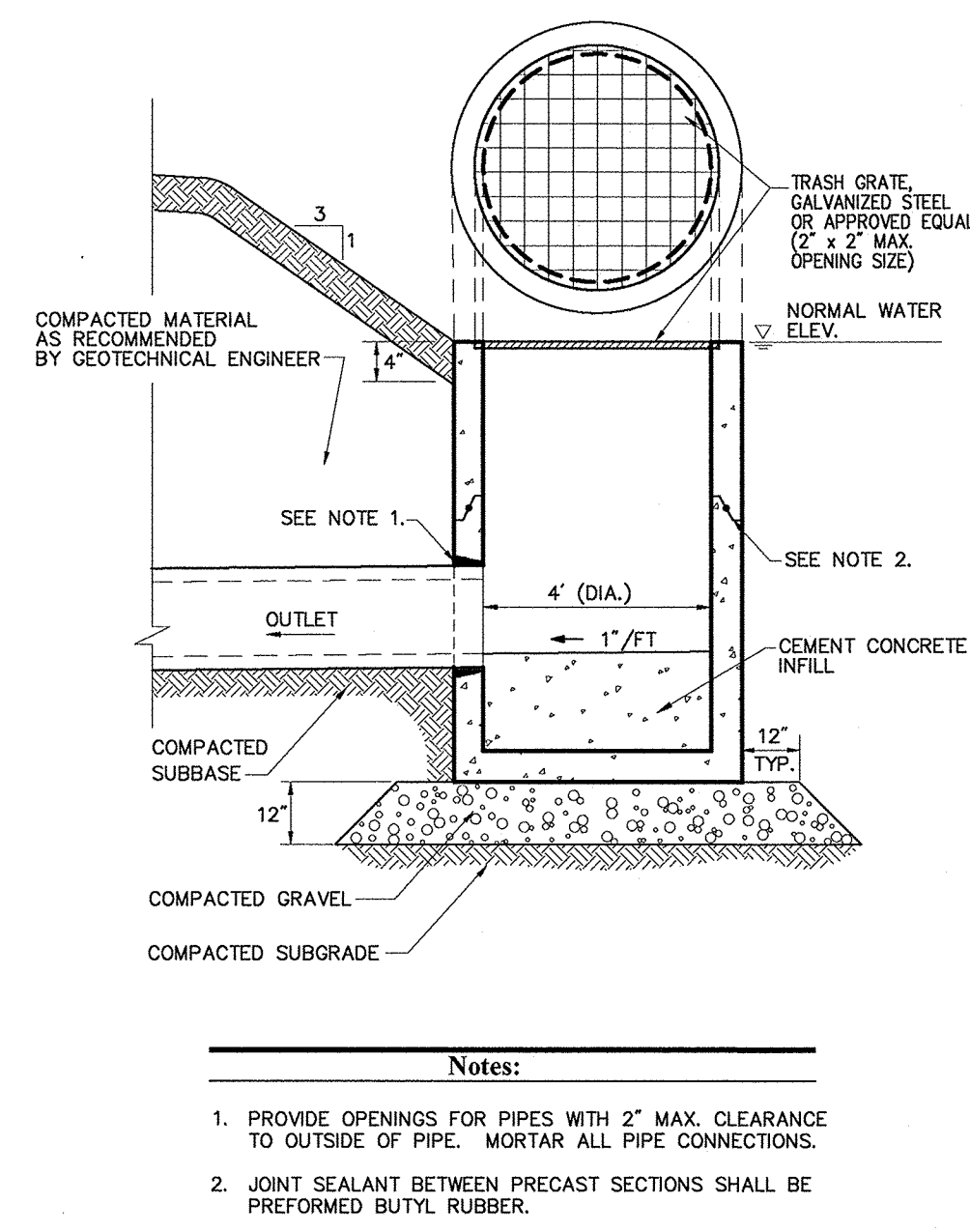
PLEASE NOTE:
1. THE LATEST AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: CLEAN, CRUSHED, ANGULAR NO. 4 - AASHTO M-87.
2. STORMTECH COMPACTION/GRADATION REQUIREMENTS ARE MET FOR 3\"/>

NOTES:
1. SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F4281 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM 12787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. ACCEPTABLE FILL MATERIALS TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDEDMENT, AND FILL MATERIALS.
4. THE "SITE DESIGN ENGINEER" IS RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
5. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING CAPACITY AND LOADABLE BEARING CAPACITY OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
6. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
7. INCLUDE LAYER 'C' OR LAYER 'D' OR BOTH MATERIALS CAN BE PLACED IN LAYER 'V' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBGRADE SOILS CAN BE USED TO REPLACE THE MATERIAL. REQUIREMENTS OF LAYER 'C' OR LAYER 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

SC-740 Infiltration Trench
N.T.S.



Catch Basin (CB) Shallow Cover 6/08
N.T.S. Source: VHB LD_104

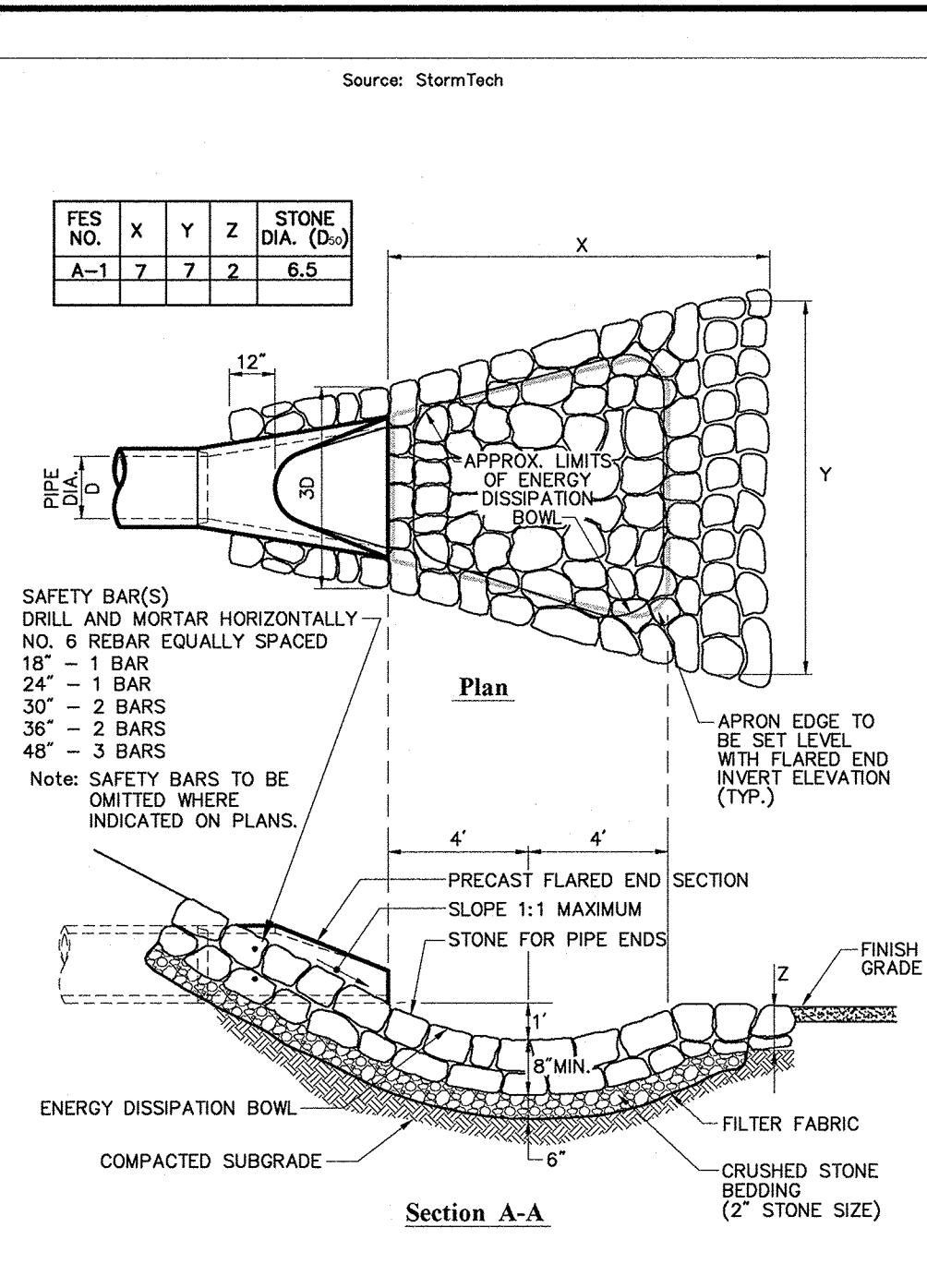


Pond Outlet Control Detail 2/09
N.T.S. Source: VHB LD_163

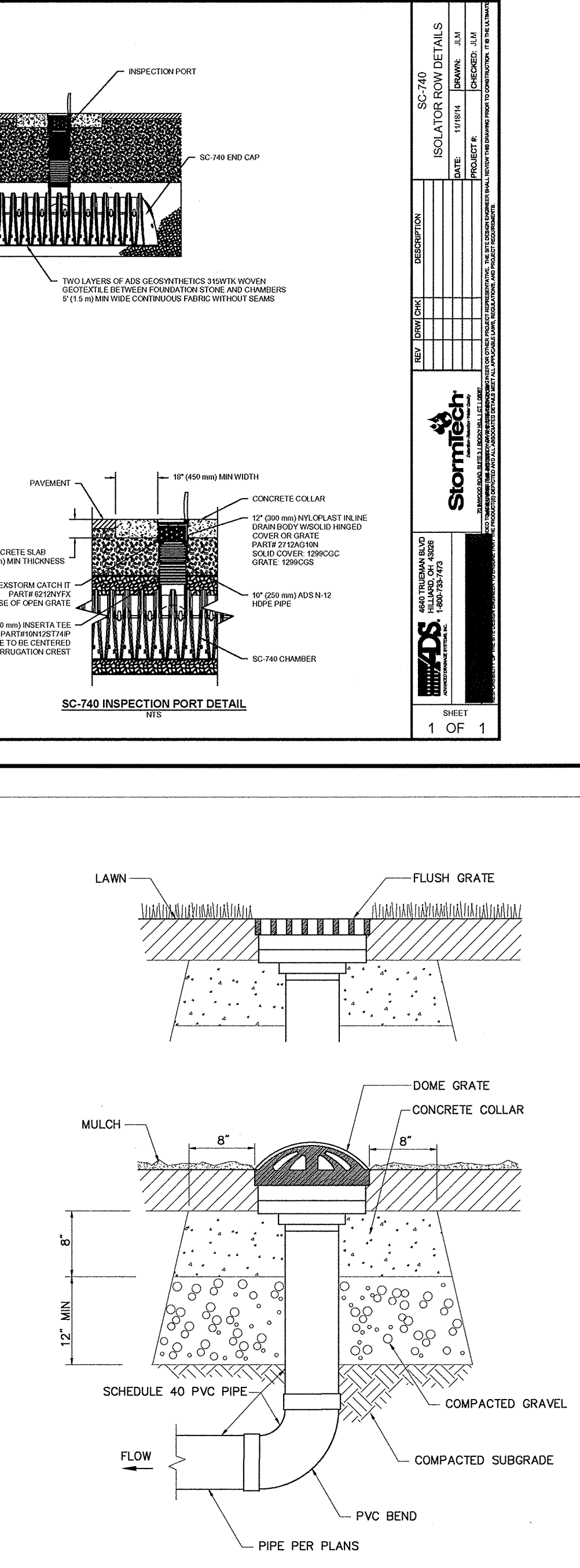
SC-740 ISOLATOR ROW DETAIL

INSPECTION & MAINTENANCE
STEP 1: INSPECT ISOLATOR ROW FOR SEGMENT
A.1. INSPECTION PORTS (IF PRESENT)
A.2. REMOVE OPEN LID OR INFLATABLE TIE IF INSTALLED
A.3. USING A FLASHLIGHT AND STATION ROD, MEASURE DEPTH OF SEGMENT AND RECORD ON MAINTENANCE LOG
A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEGMENT (LEVELS OPTIONALLY)
A.5. IF SEGMENT IS OK, OR IF ONLY 7\"/>

NOTES:
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION AFTER THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEGMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT ACTIVE AND VISIBLELY ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



Flared End Section (FES) with Stone Protection 5/12
N.T.S. Source: VHB LD_134



Landscape Drain (LD) 6/08
N.T.S. Source: VHB LD_193

Concrete Pipe Division

STC 900 Precast Concrete Stormceptor®
(900 U.S. Gallon Capacity)

Notes:
1. STRUCTURES SHALL BE PRECAST CONCRETE, DESIGNED FOR HS-20 LOADING.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12\"/>

Water Quality Unit (STC-900) 7/15
N.T.S. Source: Rinkar Materials

vhb

101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

APPROVED BY:
FRAMINGHAM PLANNING BOARD

DATE: _____

AMC South Parking Lot Redevelopment

19 Flutie Pass, Framingham, MA
1391 Worcester Street, Natick, MA

No. Revision Date Apprd.

Designed by JRM Checked by CPN
Issued for August 5, 2015

Not Approved for Construction

Site Details 1

Drawing Title

Drawing Number

C-8

Sheet 8 of 12

Project Number
12642.00



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

APPROVED BY:
FRAMINGHAM PLANNING BOARD

DATE: _____

Table Of Dimensions															
BENDS			B	C	D	E	F	BENDS			B	C	D	E	F
6"	11 1/4"	8"	15"	12"	24"	12"	6"	45"	8"	30"	12"	24"	14"		
6"	22 1/2"		19"			13"	6"	90"		30"				27"	
8"	11 1/4"		20"			12"	8"	45"		30"				24"	
8"	22 1/2"		22"			17"	8"	90"		38"				36"	
12"	11 1/4"		30"			15"	12"	45"		40"				40"	
12"	22 1/2"		35"			25"	12"	90"		60"				52"	

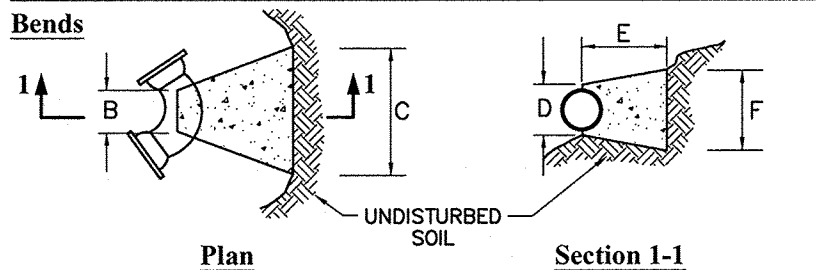
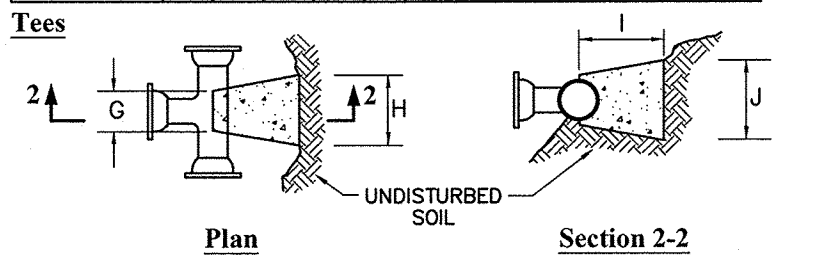


Table Of Dimensions												
TEES		G	H	I	J		TEES		G	H	I	J
6" x 6" x 6"	12"	24"	24"	18"			12" x 12" x 6"	12"	24"	24"	18"	
8" x 8" x 6"	-	-	-	-			12" x 12" x 8"	-	-	-	-	
8" x 8" x 8"	-	-	-	24"			12" x 12" x 12"	-	36"	-	36"	

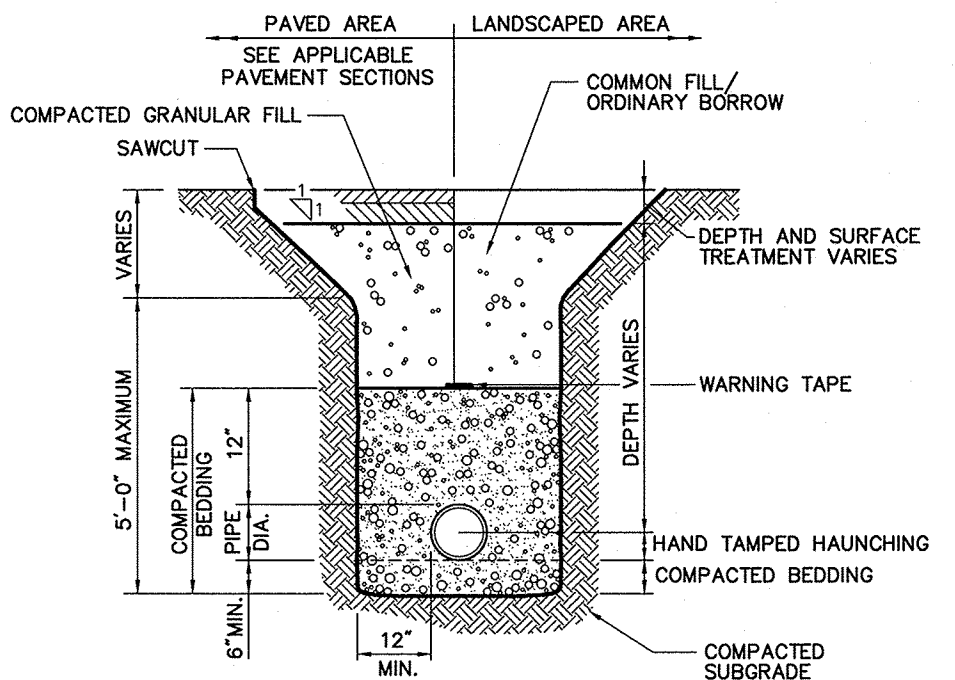


Notes:

1. PROVIDE BLOCKS FOR TAPPING SLEEVES, DEAD ENDS, GATE VALVES, AND VERTICAL BENDS (SAME SIZE AS REQUIRED FOR TEES). PROVIDE ANCHOR RODS AT VERTICAL BENDS AND GATE VALVES.
2. CONCRETE SHALL NOT BE PLACED AGAINST PIPE BEYOND FITTING.
3. CONCRETE SHALL BE 3000 PSI-TYPE I.

Concrete Thrust Block

N.T.S. Source: VHB LD_260

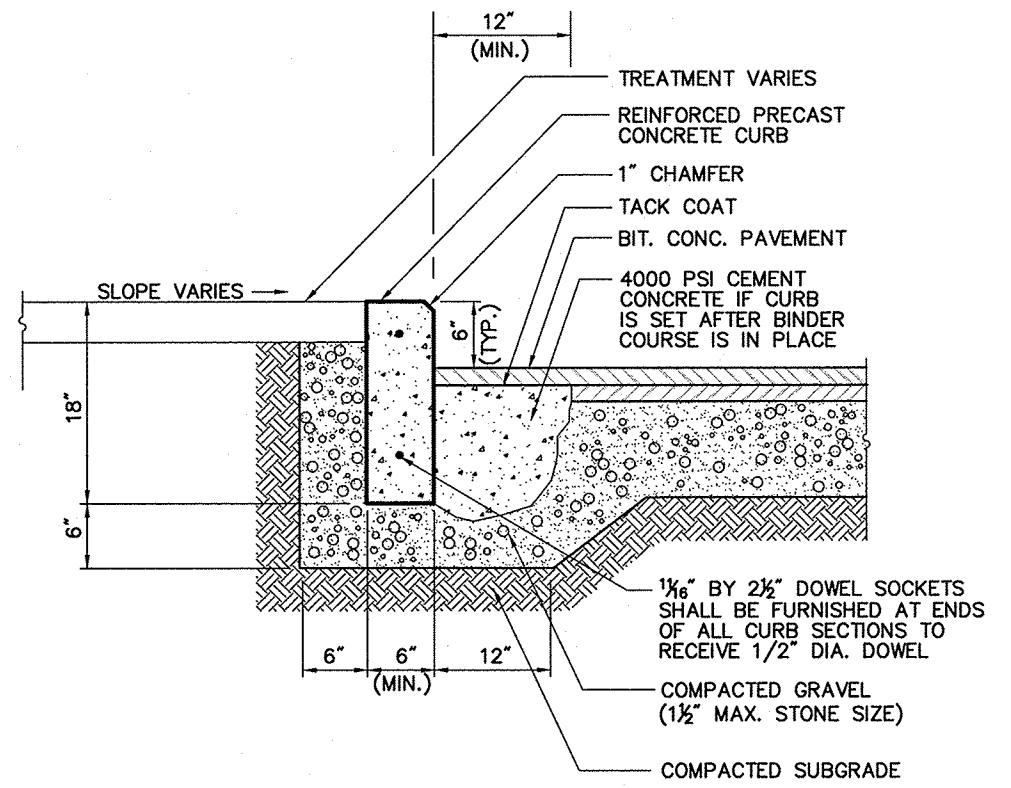


Notes:

1. WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.

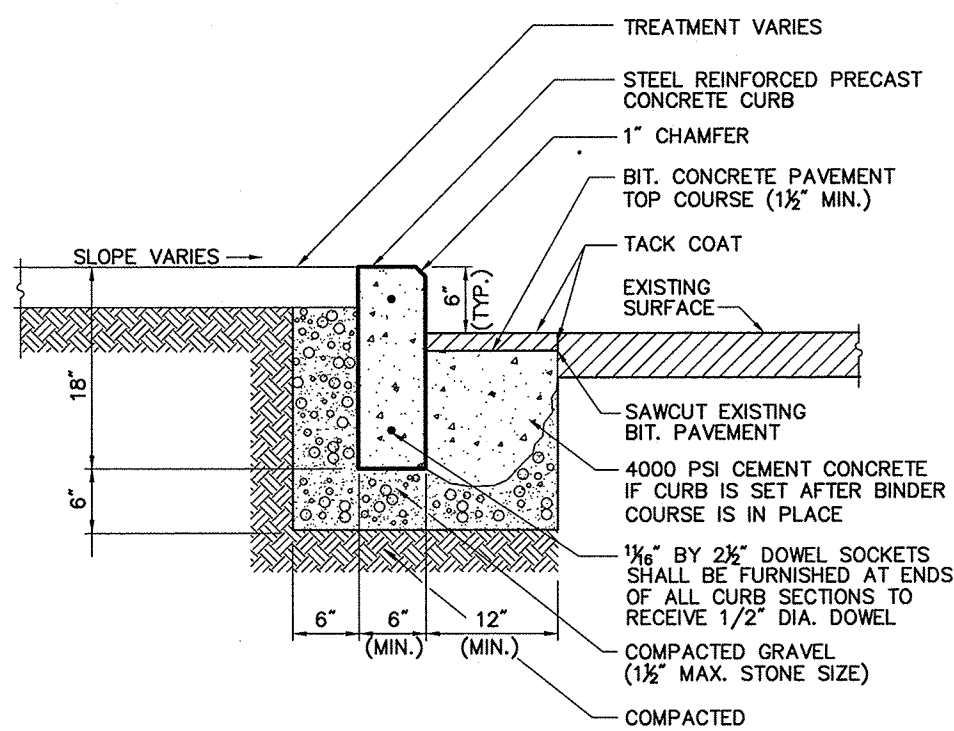
Utility Trench

N.T.S. Source: VHB LD_300



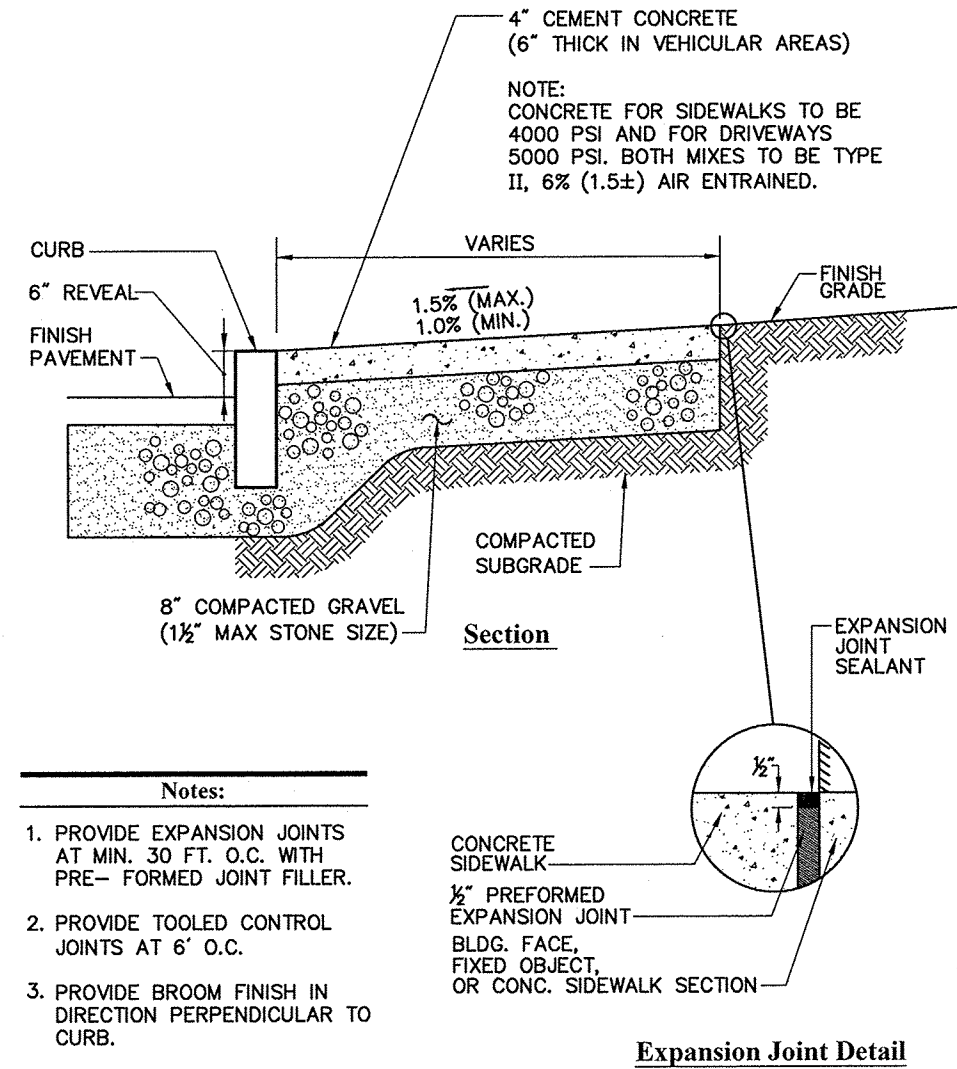
Precast Concrete Curb (PCC)

N.T.S. Source: VHB LD_404



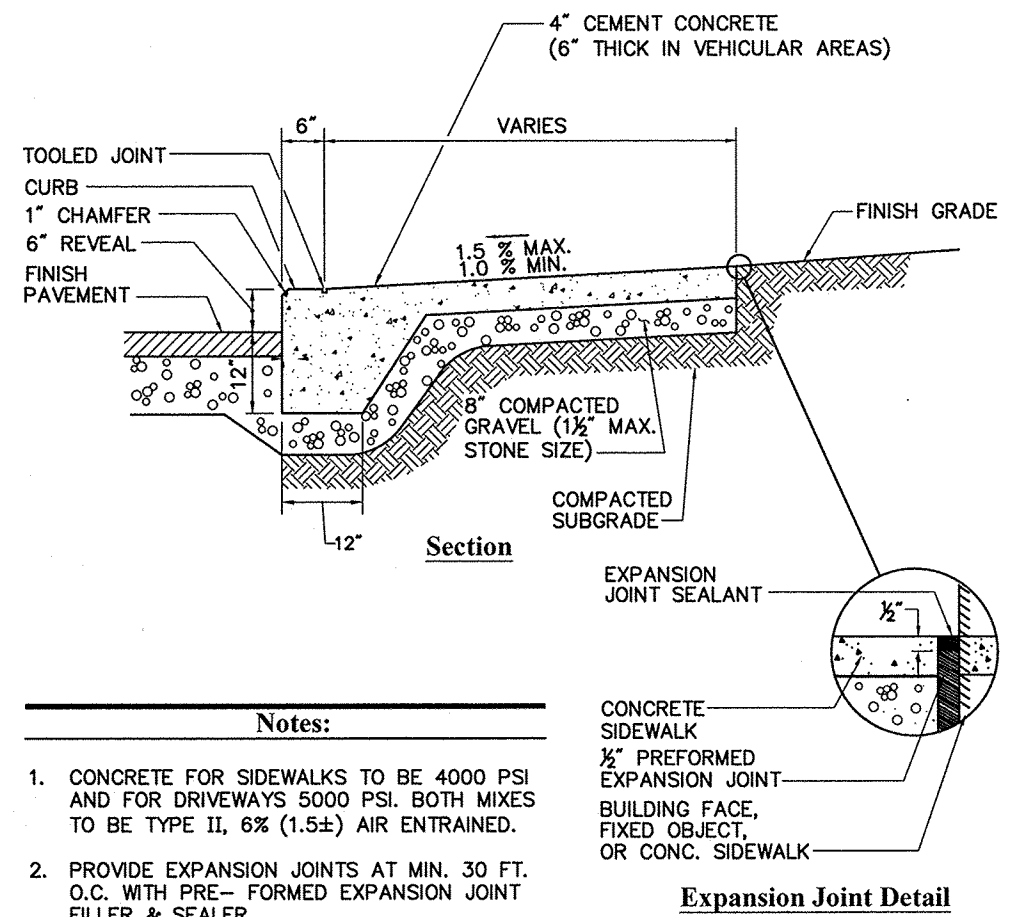
Precast Concrete Curb (PCC) Set In Existing Pavement

N.T.S. Source: VHB LD_405



Concrete Sidewalk

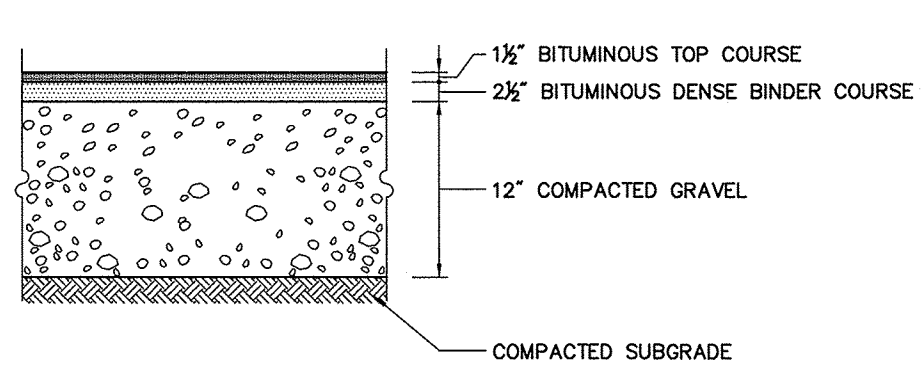
N.T.S. Source: VHB LD_420



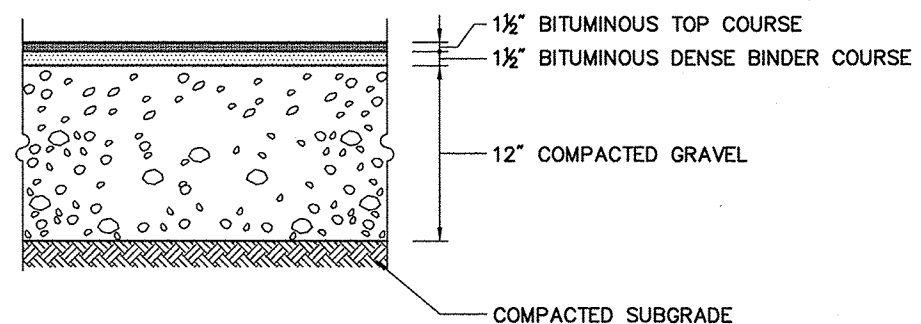
Notes:

1. CONCRETE FOR SIDEWALKS TO BE 4000 PSI AND FOR DRIVEWAYS 5000 PSI. BOTH MIXES TO BE TYPE II, 6% (1.5±) AIR ENTRAINED.
2. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE-FORMED EXPANSION JOINT FILLER & SEALER.
3. PROVIDE TOOLED CONTROL JOINTS AT 6' O.C.
4. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.

Expansion Joint Detail



Heavy Duty Flexible Pavement



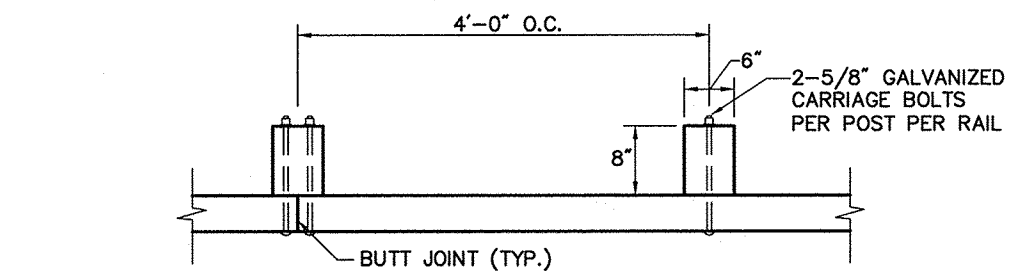
Standard Duty Flexible Pavement

Note:

PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

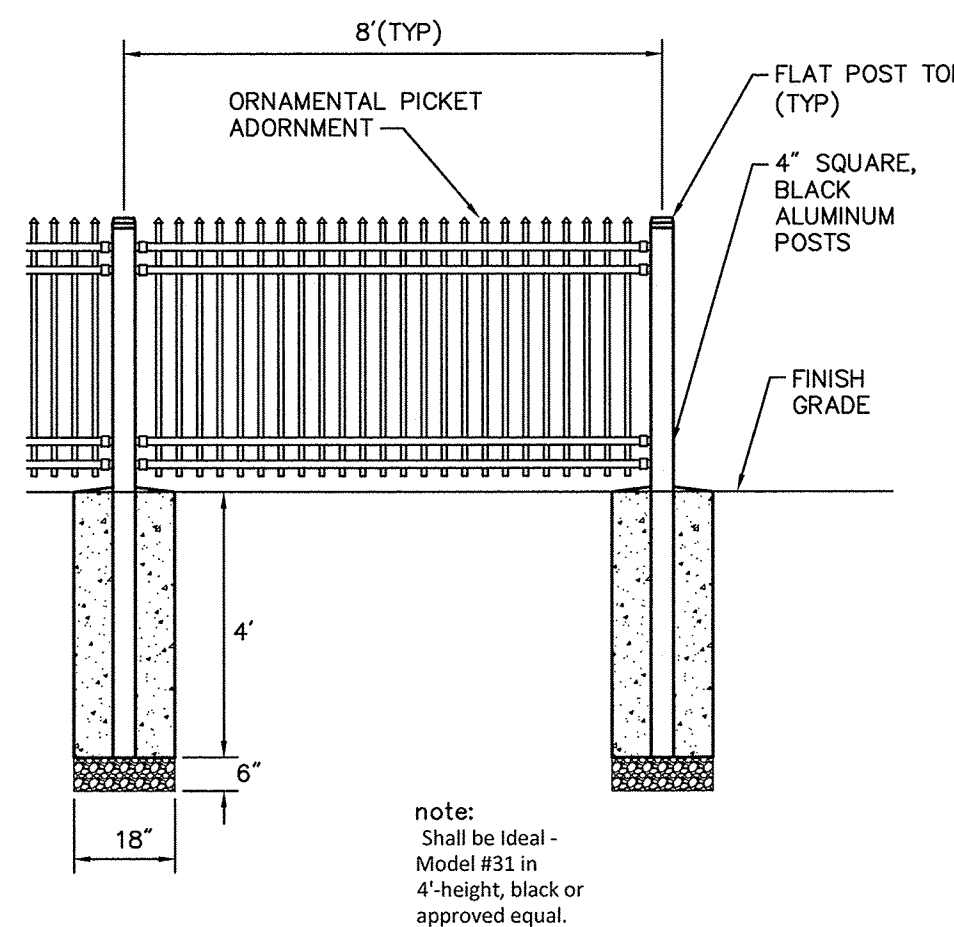
Bituminous Concrete Pavement Sections

N.T.S. Source: VHB LD_430



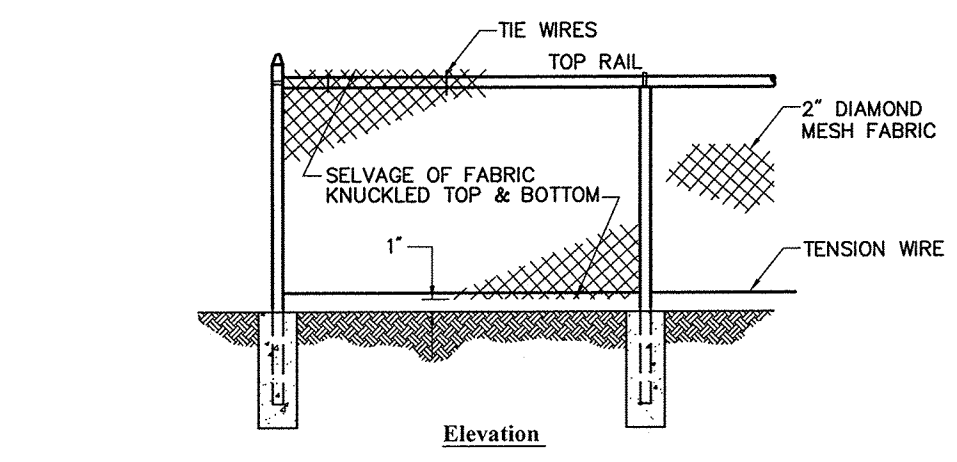
Wood Guardrail

N.T.S. Source: VHB LD_450



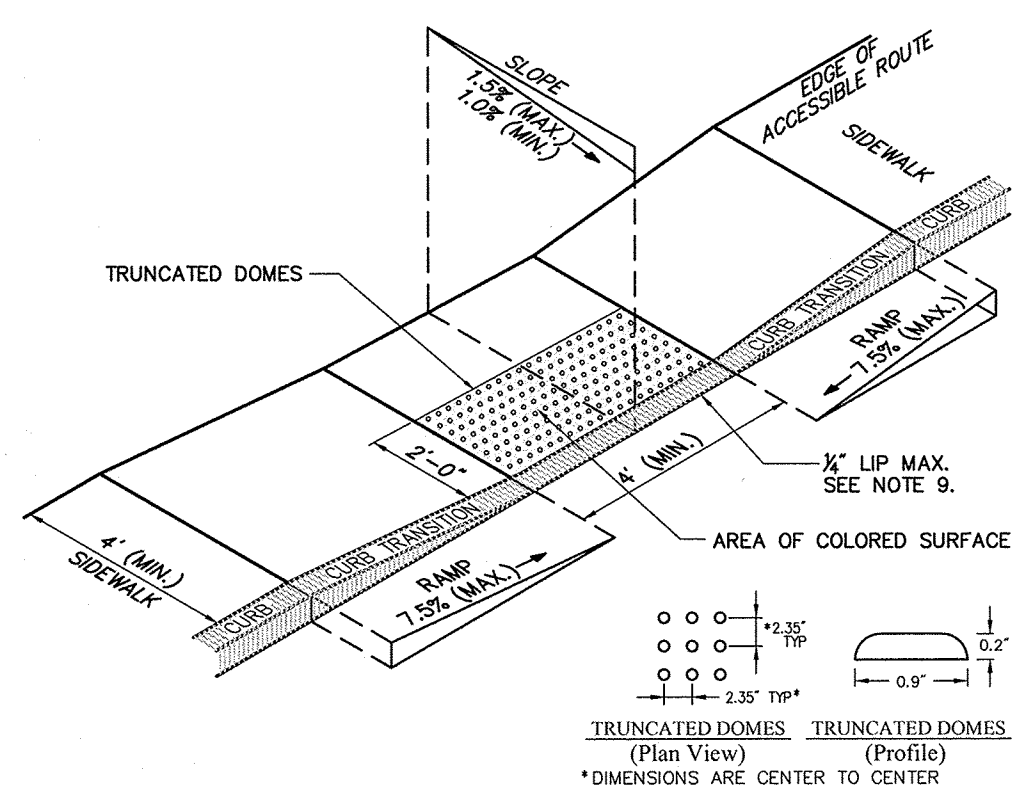
Ornamental Fence Detail

N.T.S. Source: VHB LD_450



Chain Link Fence up to 6'

N.T.S. Source: VHB LD_481_MA

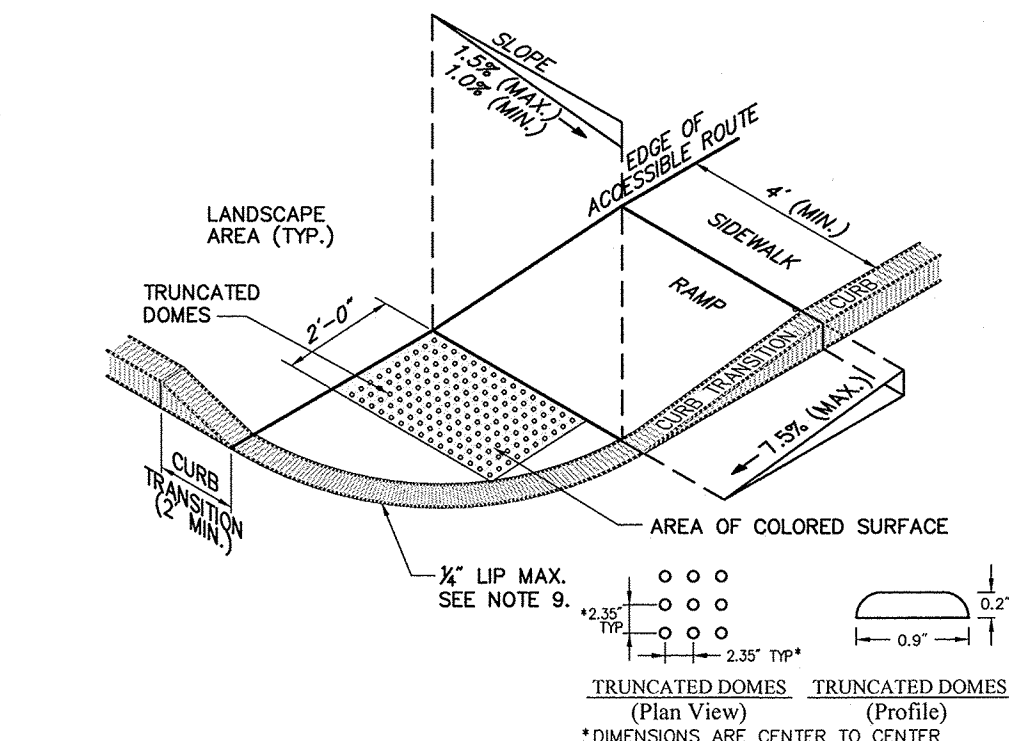


Notes:

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. RAMP, CURB, AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.
10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.

Accessible Curb Ramp (ACR) Type 'A-D'

N.T.S. Source: VHB LD_500

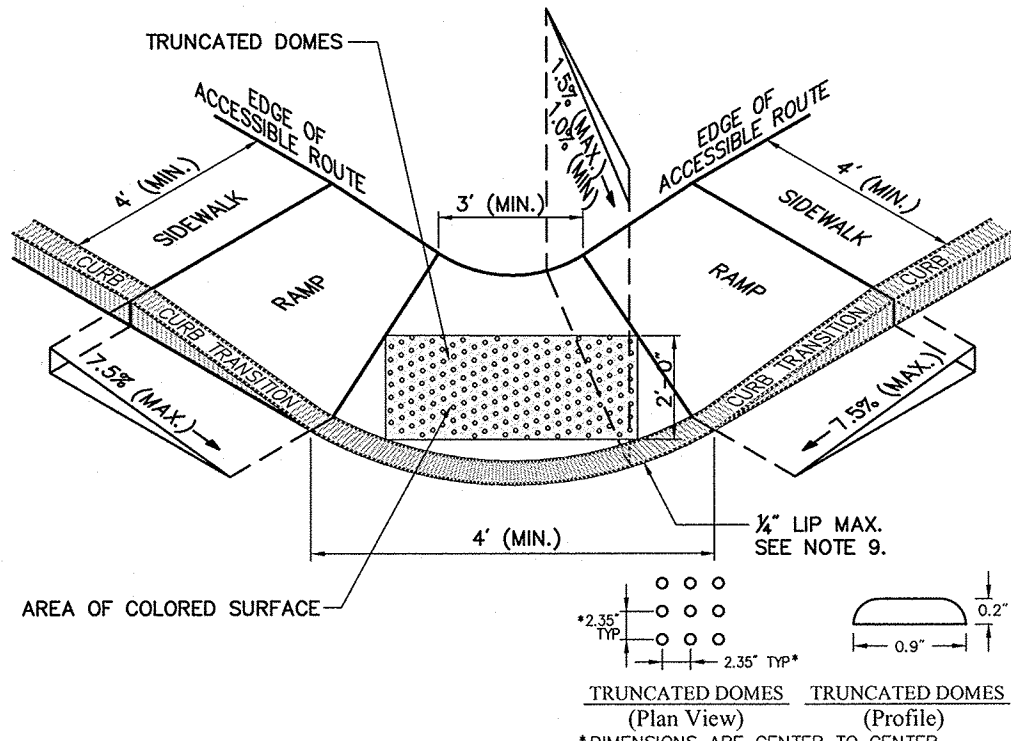


Notes:

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. RAMP, CURB, AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.
10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.
12. CONTRACTOR TO SUBMIT R.F.I. FOR THIS TYPE OF ACCESSIBLE CURB RAMP FOR APEX ROADWAY CROSSINGS.

Accessible Curb Ramp (ACR) - Type 'B-D'

N.T.S. Source: VHB LD_501

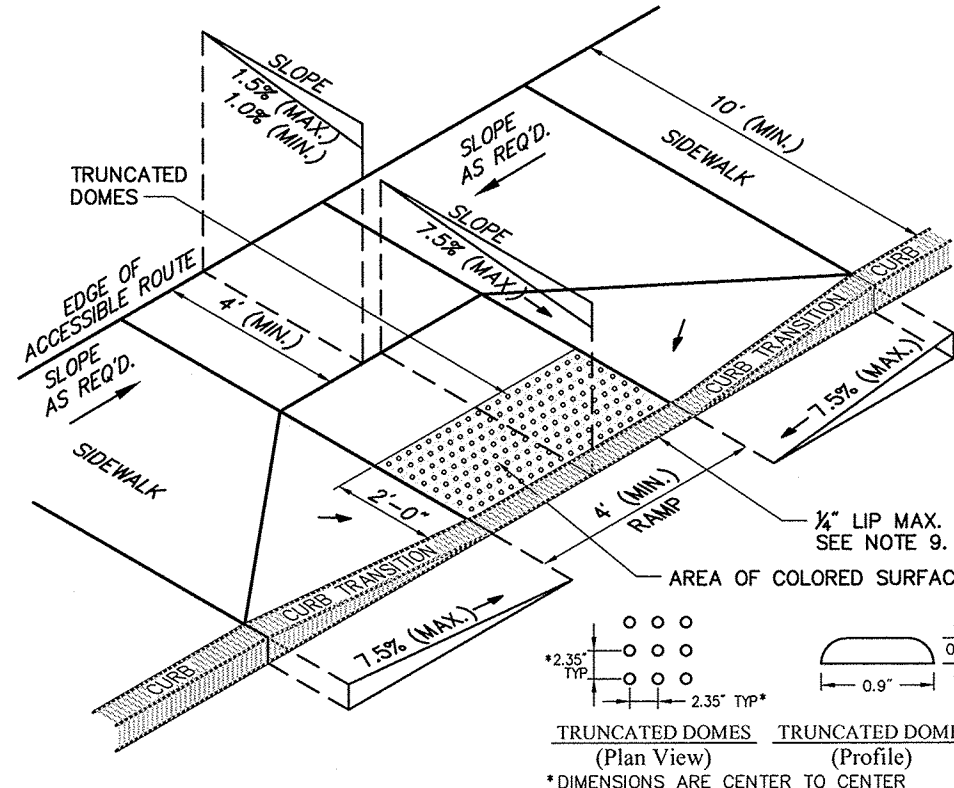


Notes:

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. RAMP, CURB, AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.
10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.
12. CONTRACTOR TO SUBMIT R.F.I. FOR THIS TYPE OF ACCESSIBLE CURB RAMP FOR APEX ROADWAY CROSSINGS.

Accessible Curb Ramp (ACR) Type 'C-D'

N.T.S. Source: VHB LD_502

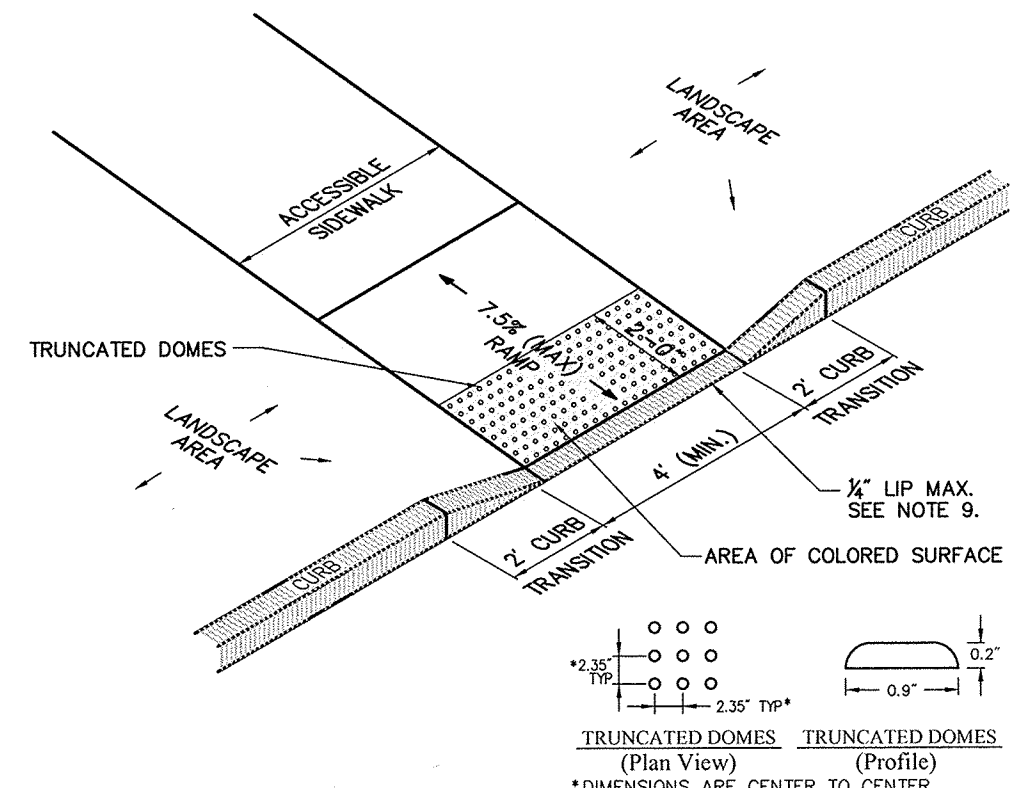


Notes:

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. RAMP, CURB, AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. TYPICAL SIDEWALK SECTION FOR RAMP SECTION CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE SET FLUSH.
10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.

Accessible Curb Ramp (ACR) Type 'D-D'

N.T.S. Source: VHB LD_503



Notes:

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. RAMP, CURB, AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. TYPICAL SIDEWALK SECTION FOR RAMP SECTION CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE CURBING (OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH) WHERE IT ABUTS ROADWAY.
10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.

Accessible Curb Ramp (ACR) Type 'M-D'

N.T.S. Source: VHB LD_512

AMC South Parking Lot Redevelopment

19 Flutie Pass, Framingham, MA
1391 Worcester Street, Natick, MA

No.	Revision	Date	Apprv.

Designed by JRM Checked by CPN

Issued for _____ Date _____

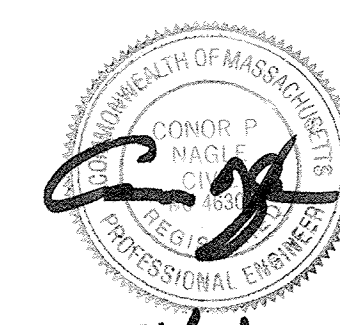
Local Approvals

August 5, 2015

Not Approved for Construction

Drawing Title

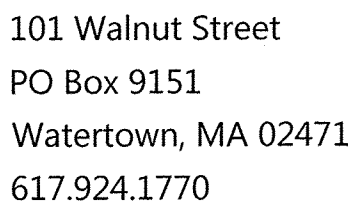
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C-9

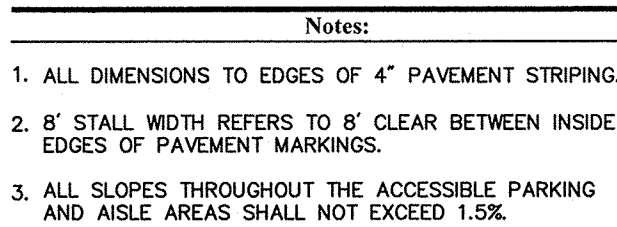
Sheet 9 of 12

Project Number
12642.00

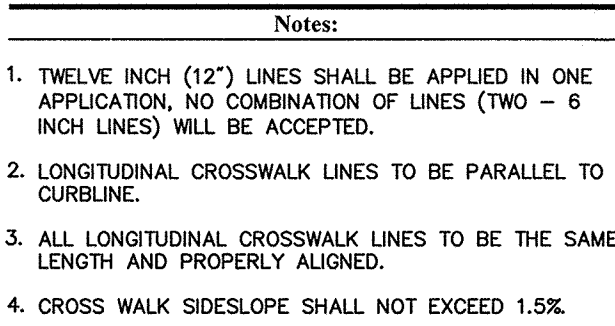


101 Walnut Street
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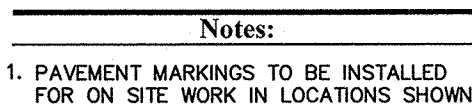
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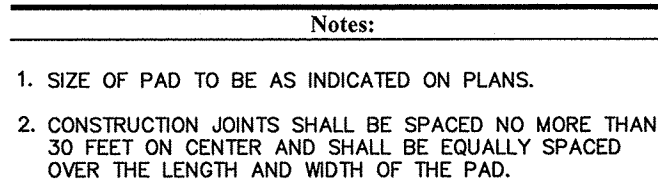
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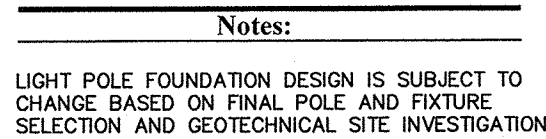
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N.T.S.	Source: VHB	LD_554
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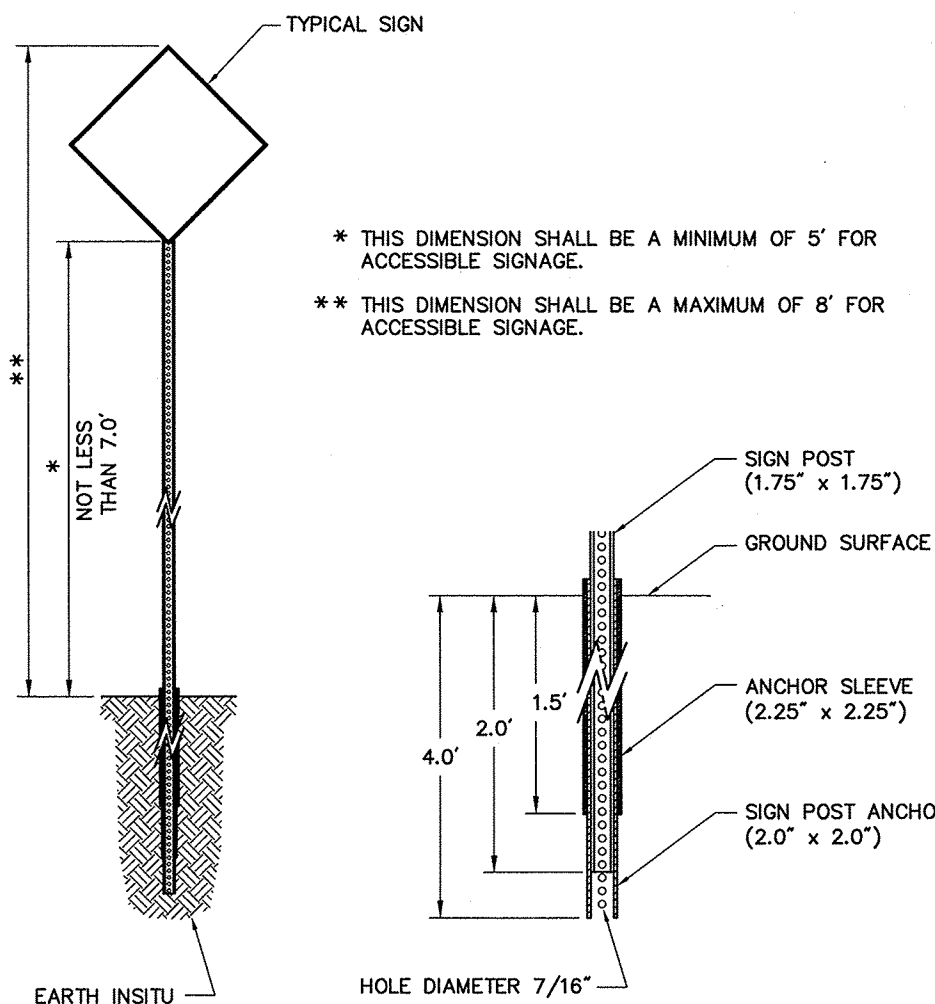


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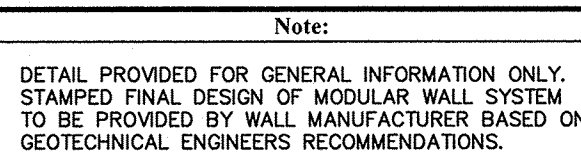
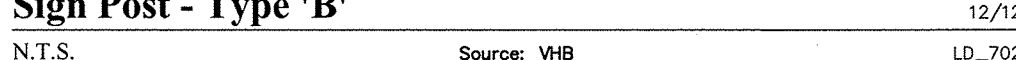


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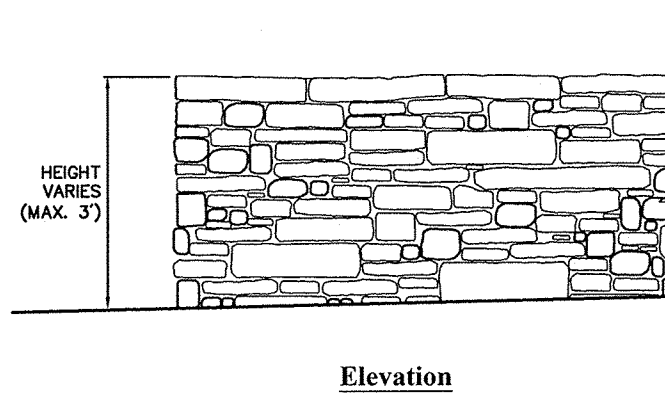
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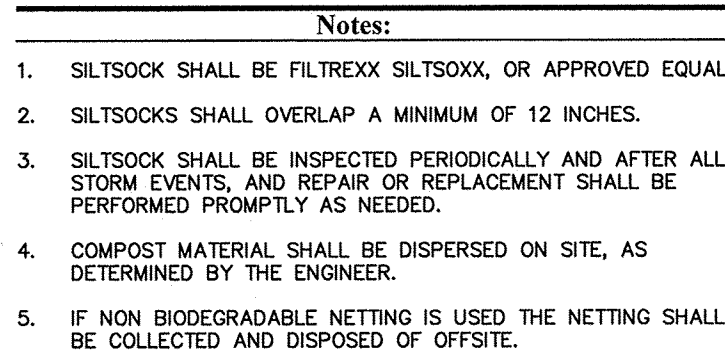
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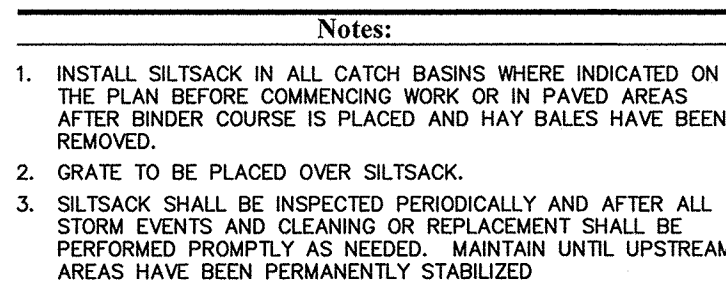
Modular Retaining Wall		6/08
NTS	Source: MRP	10 750



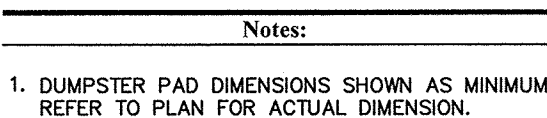
Landscape Wall Detail



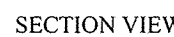
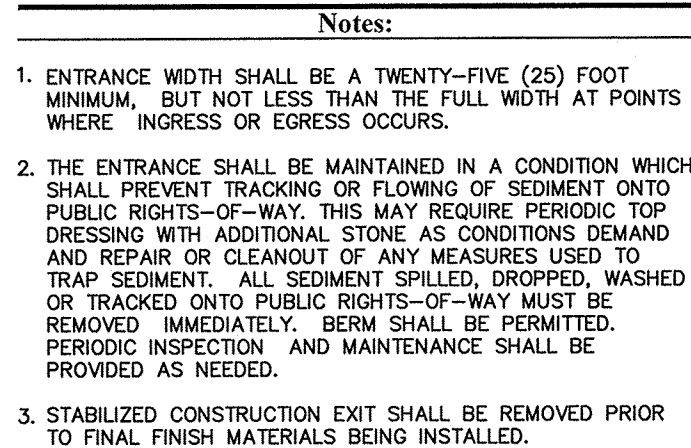
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N.T.S.	Source: VHB	LD_67
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N.T.S. Source: VHB LD_71

LD_71:

N.T.S.	Source: VHB	LD_68:
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19 Flutie Pass, Framingham, MA
1391 Worcester Street, Natick, MA

Designed by	JRM	Checked by	CPN
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Local Approvals August 5, 2015

Not Approved for Construction

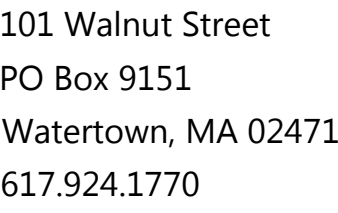
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Drawing Number

C-10

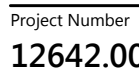
Sheet 10 of 12

Project Number
12642.00

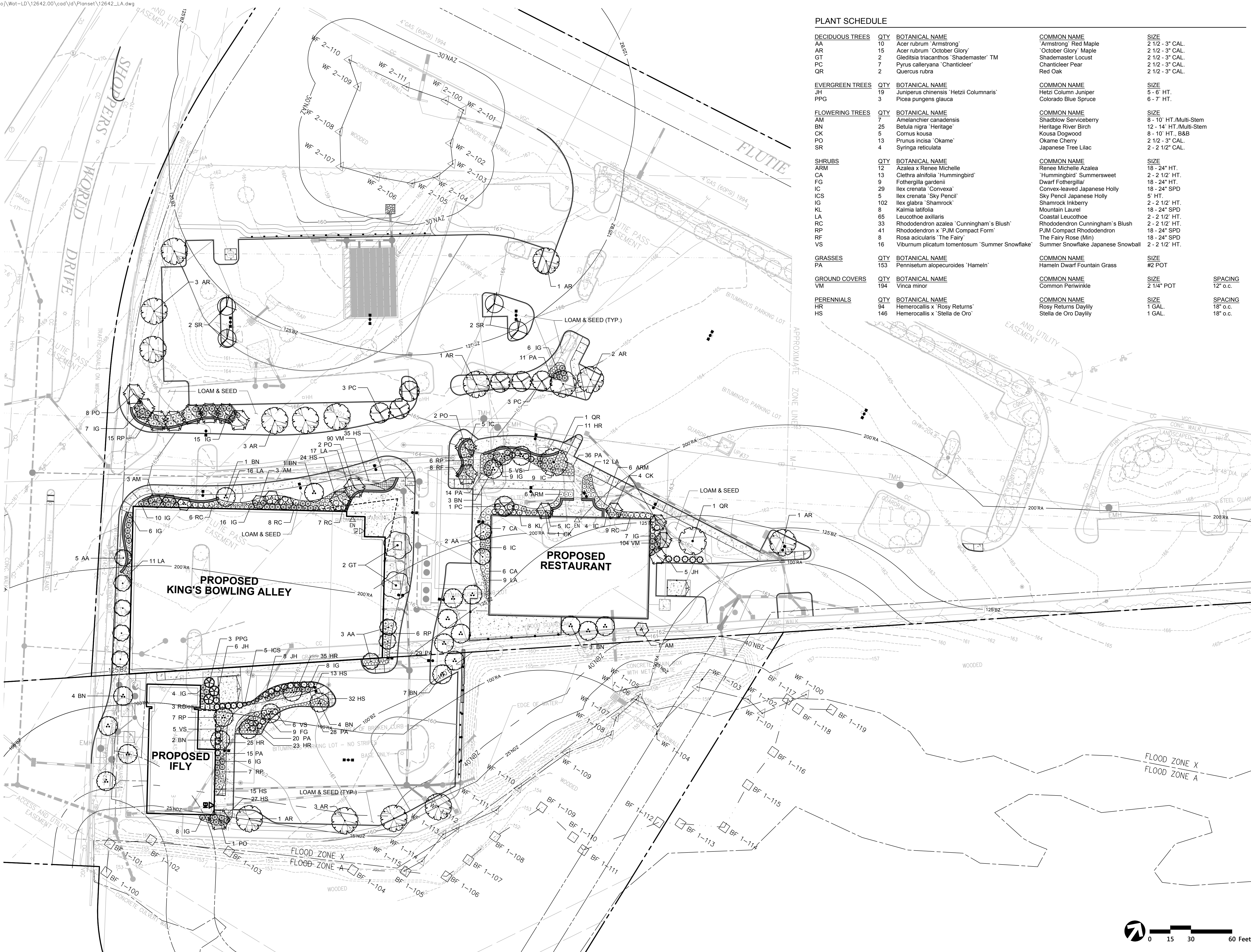


DATE: _____

No.	Revision	Date	Appvd.

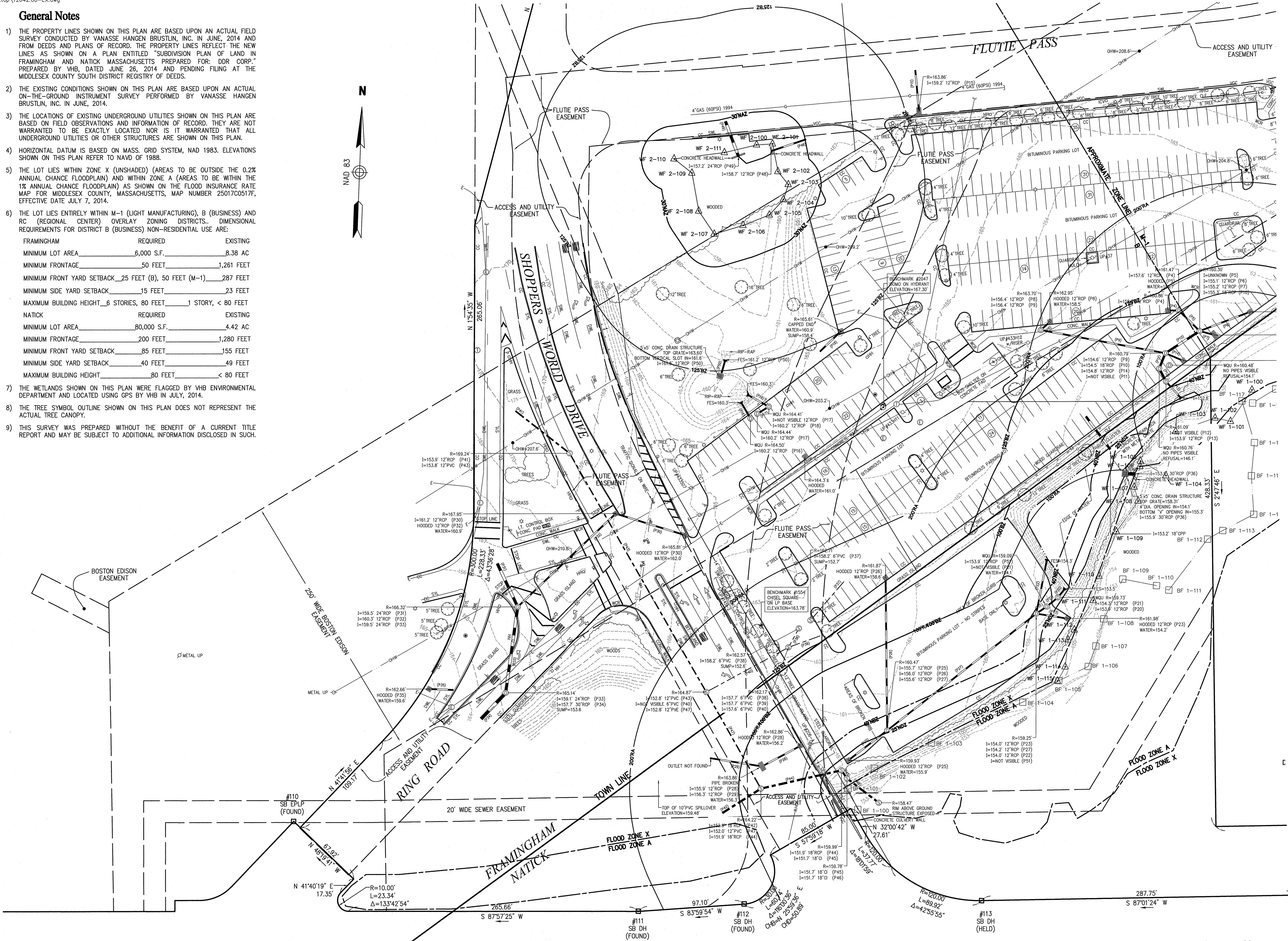
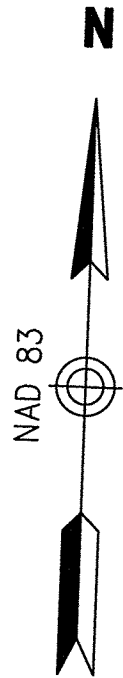


A horizontal number line is shown with tick marks at 0, 15, 30, and 60. The word "Feet" is written at the end of the line. A circle containing an arrow points to the 15-foot mark.



General Notes

- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VANASSE HANGEN BRUSTLIN, INC. IN JUNE, 2014 AND FROM DEEDS AND PLANS OF RECORD. THE PROPERTY LINES REFLECT THE NEW LINES AS SHOWN ON A PLAN ENTITLED "SUBDIVISION PLAN OF LAND IN FRAMINGHAM AND NATICK MASSACHUSETTS PREPARED FOR: DDR CORP." PREPARED BY VHB, DATED JUNE 26, 2014 AND PENDING FILING AT THE MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS.
- 2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VANASSE HANGEN BRUSTLIN, INC. IN JUNE, 2014.
- 3) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
- 4) HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.
- 5) THE LOT LIES WITHIN ZONE X (UNSHADED) (AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND WITHIN ZONE A (AREAS TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 2501700517F, EFFECTIVE DATE JULY 7, 2014.
- 6) THE LOT LIES ENTIRELY WITHIN M-1 (LIGHT MANUFACTURING), B (BUSINESS) AND RC (REGIONAL CENTER) OVERLAY ZONING DISTRICTS.. DIMENSIONAL REQUIREMENTS FOR DISTRICT B (BUSINESS) NON-RESIDENTIAL USE ARE:
- | FRAMINGHAM | REQUIRED | EXISTING |
|----------------------------|----------------------------|--------------------|
| MINIMUM LOT AREA | 6,000 S.F. | 8.38 AC |
| MINIMUM FRONTAGE | 50 FEET | 1,261 FEET |
| MINIMUM FRONT YARD SETBACK | 25 FEET (B), 50 FEET (M-1) | 287 FEET |
| MINIMUM SIDE YARD SETBACK | 15 FEET | 23 FEET |
| MAXIMUM BUILDING HEIGHT | 6 STORIES, 80 FEET | 1 STORY, < 80 FEET |
- NATICK
- | REQUIRED | EXISTING | |
|----------------------------|-------------|------------|
| MINIMUM LOT AREA | 80,000 S.F. | 4.42 AC |
| MINIMUM FRONTAGE | 200 FEET | 1,280 FEET |
| MINIMUM FRONT YARD SETBACK | 85 FEET | 155 FEET |
| MINIMUM SIDE YARD SETBACK | 40 FEET | 49 FEET |
| MAXIMUM BUILDING HEIGHT | 80 FEET | < 80 FEET |
- 7) THE WETLANDS SHOWN ON THIS PLAN WERE FLAGGED BY VHB ENVIRONMENTAL DEPARTMENT AND LOCATED USING GPS BY VHB IN JULY, 2014.
- 8) THE TREE SYMBOL OUTLINE SHOWN ON THIS PLAN DOES NOT REPRESENT THE ACTUAL TREE CANOPY.
- 9) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO ADDITIONAL INFORMATION DISCLOSED IN SUCH.



Legend

- DRAINAGE MANHOLE
- SEWER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- MANHOLE
- HH ○ HAND HOLE
- WATER GATE
- FIRE HYDRANT
- ICV ○ IRRIGATION CONTROL VALVE
- GAS GATE
- GAS METER
- ELECTRICITY METER
- AIR CONTIONING UNIT
- STREET SIGN
- TRAFFIC SIGNAL
- PEDESTRIAN SIGNAL
- LIGHT POLE
- UTILITY POLE
- UTIL. POLE WITH LIGHT
- GUY POLE
- GUY WIRE
- FIRE ALARM PULLBOX
- FLOOD LIGHT
- MONITORING WELL
- NO COULD NOT OPEN
- NPV NO PIPES VISIBLE
- FIRST FLOOR ELEVATION
- EDGE OF PAVEMENT
- CONCRETE CURB
- VERTICAL GRANITE CURB
- SLOPED GRANITE EDGE
- BITUMINOUS BERM
- BITUMINOUS CURB
- GUARD RAIL
- CHAIN LINK FENCE
- DRAINAGE LINE
- SEWER LINE
- OVERHEAD WIRE
- STONE WALL
- TREE LINE
- 100-FT BUFFER ZONE
- 100-FT RIVER FRONT AREA
- 200-FT RIVER FRONT AREA
- LIMIT MEAN ANNUAL HIGH WATER
- LIMIT OF BANK
- VEGETATED WETLAND BOUNDARY
- INTERIOR WETLAND AREA

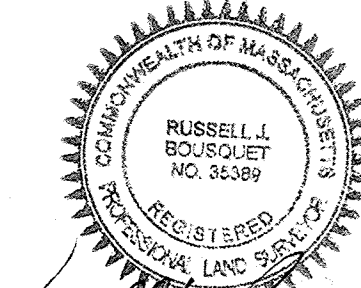
AMC South Parking Lot Redevelopment

Framingham, Massachusetts

No.	Revision	Date	Apprv.
1	DRAIN PIPE NETWORK	8/6/2015	
2	CONTOUR LINES	8/6/2015	

Designed by	Checked by
Issued for	Date
	July 14, 2014

Existing Conditions
Plan of Land



Sv-1

Sheet 1 of 2

Project Number

12642.00



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

Legend

- DRAGON MANHOLE
- SEWER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- MANHOLE
- HH ○ HAND HOLE
- WATER GATE
- FIRE HYDRANT
- ICV ○ IRRIGATION CONTROL VALVE
- GAS GATE
- GAS METER
- ELECTRICITY METER
- AIR CONTIONING UNIT
- STREET SIGN
- TRAFFIC SIGNAL
- PEDESTRIAN SIGNAL
- LIGHT POLE
- UTILITY POLE
- UTIL. POLE WITH LIGHT
- GUY POLE
- GUY WIRE
- FIRE ALARM PULLBOX
- FLOOD LIGHT
- MONITORING WELL
- CNO COULD NOT OPEN
- NPV NO PIPES VISIBLE
- FFE=123.45' FIRST FLOOR ELEVATION
- EDGE OF PAVEMENT
- CONCRETE CURB
- VERTICAL GRANITE CURB
- SLOPED GRANITE EDGE
- BITUMINOUS BERM
- BITUMINOUS CURB
- GUARD RAIL
- CHAIN LINK FENCE
- DRAINAGE LINE
- SEWER LINE
- OVERHEAD WIRE
- STONE WALL
- TREE LINE
- 100'-FT BUFFER ZONE
- 100'-FT RIVER FRONT AREA
- 200'-FT RIVER FRONT AREA
- LIMIT MEAN ANNUAL HIGH WATER
- LIMIT OF BANK
- VEGETATED WETLAND BOUNDARY
- INTERIOR WETLAND AREA

General Notes

- THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VANASSE HANGEN BRUSTLIN, INC. IN JUNE, 2014 AND FROM DEEDS AND PLANS OF RECORD. THE PROPERTY LINES REFLECT THE NEW LINES AS SHOWN ON A PLAN ENTITLED "SUBDIVISION PLAN OF LAND IN FRAMINGHAM AND NATICK MASSACHUSETTS PREPARED FOR: DDR CORP." PREPARED BY VHB, DATED JUNE 26, 2014 AND PENDING FILING AT THE MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS.
- THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VANASSE HANGEN BRUSTLIN, INC. IN JUNE, 2014.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
- HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.
- THE LOT LIES WITHIN ZONE X (UNSHADED) (AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND WITHIN ZONE A (AREAS TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0517F, EFFECTIVE DATE JULY 7, 2014.
- THE LOT LIES ENTIRELY WITHIN M-1 (LIGHT MANUFACTURING), B (BUSINESS) AND RC (REGIONAL CENTER) OVERLAY ZONING DISTRICTS. DIMENSIONAL REQUIREMENTS FOR DISTRICT B (BUSINESS) NON-RESIDENTIAL USE ARE:

FRAMINGHAM	REQUIRED	EXISTING
MINIMUM LOT AREA	6,000 S.F.	8.38 AC
MINIMUM FRONTAGE	50 FEET	1,261 FEET
MINIMUM FRONT YARD SETBACK	25 FEET (B), 50 FEET (M-1)	287 FEET
MINIMUM SIDE YARD SETBACK	15 FEET	23 FEET
MAXIMUM BUILDING HEIGHT	6 STORIES, 80 FEET	1 STORY, < 80 FEET
NATICK	REQUIRED	EXISTING
MINIMUM LOT AREA	80,000 S.F.	4.42 AC
MINIMUM FRONTAGE	200 FEET	1,280 FEET
MINIMUM FRONT YARD SETBACK	85 FEET	155 FEET
MINIMUM SIDE YARD SETBACK	40 FEET	49 FEET
MAXIMUM BUILDING HEIGHT	80 FEET	< 80 FEET
- THE WETLANDS SHOWN ON THIS PLAN WERE FLAGGED BY VHB ENVIRONMENTAL DEPARTMENT AND LOCATED USING GPS BY VHB IN JULY, 2014.
- THE TREE SYMBOL OUTLINE SHOWN ON THIS PLAN DOES NOT REPRESENT THE ACTUAL TREE CANOPY.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO ADDITIONAL INFORMATION DISCLOSED IN SUCH.

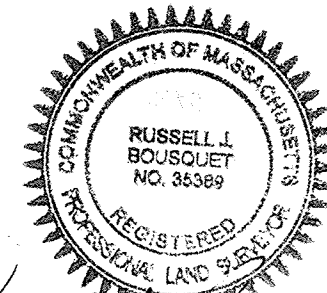
AMC South Parking Lot Redevelopment

Framingham, Massachusetts

No	Revision	Date	Apprv.
1	DRAIN PIPE NETWORK	8/6/2015	
2	CONTOUR LINES	8/6/2015	

Designed by _____
Issued for _____
Checked by _____
Date _____
July 14, 2014

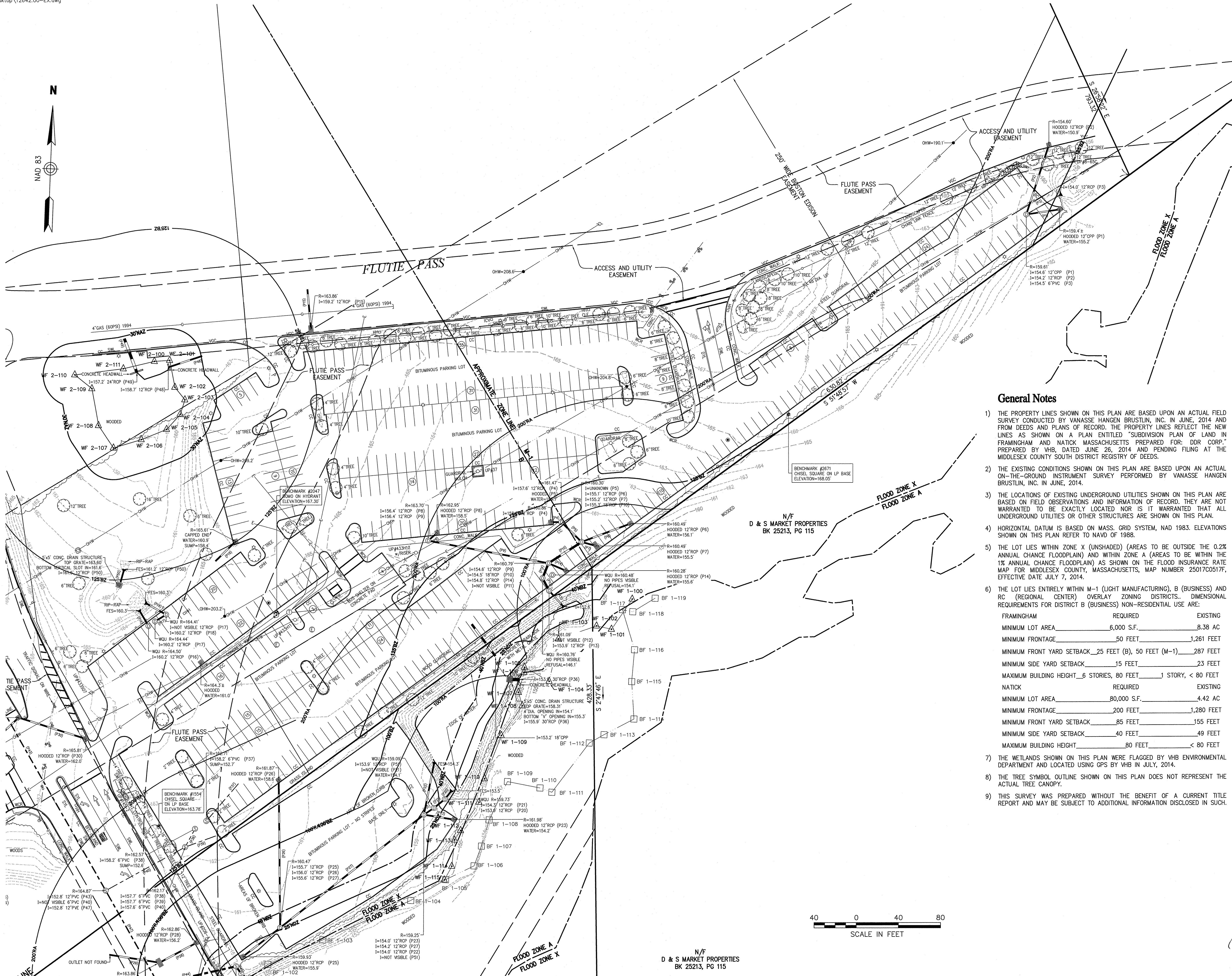
Existing Conditions Plan of Land



Sv-2

Sheet 2 of 2

Project Number
12642.00



APPROVAL NOT REQUIRED UNDER
THE SUBDIVISION CONTROL LAW
FRAMINGHAM PLANNING BOARD

[Signature]
[Signature]

DATE: 12/04/14

THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE ZONING BY-LAW RELATIVE TO IRREGULARLY-SHAPED LOTS, UPLAND AREA, LOT WIDTH, OPEN SPACE, LOT COVERAGE AND FLOOR AREA RATIO IN ACCORDANCE WITH SECTION IV.G.3.a., 3.c., 3.d., 4.b., 6.a-e. AND 7.c. OF THE ZONING BY-LAW FOR ALL LOTS EFFECTED.

THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE LAND DISTURBANCE BY-LAW IN ACCORDANCE WITH SECTION IV.H.2. OF THE ZONING BY-LAW FOR ALL LOTS EFFECTED.

THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS FOR ALL LOTS EFFECTED.

THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE FRAMINGHAM GENERAL BY-LAW IN ACCORDANCE WITH ARTICLE 5, SECTION 18, AND ITS IMPLEMENTING WETLANDS PROTECTION REGULATIONS AS WELL AS THE MASSACHUSETTS WETLANDS PROTECTION ACT, M.G.L. CH. 131, SECTION 40 AND ITS IMPLEMENTING REGULATIONS, 310 CMR 10.00. FOR ALL LOTS EFFECTED.

Note

SB = STONE BOUND
FND = FOUND
DH = DRILL HOLE
EPLP = ESCUTCHEON PIN

Current Owner

BRE DDR SHOPPERS WORLD LLC
BOOK 59414, PAGE 502
ASSESSOR PARCEL NUMBERS
345 109 22
345 109 22G
345 109 20

Zoning Table

PARCEL LIES WITHIN M-1 (LIGHT MANUFACTURING), B (BUSINESS) AND RC (REGIONAL CENTER) OVERLAY ZONING DISTRICTS.

ZONING REQUIREMENTS FOR DISTRICT B (BUSINESS) NON-RESIDENTIAL USE ARE:

MINIMUM LOT AREA	6,000 S.F.
MINIMUM FRONTAGE	50 FEET
MINIMUM FRONT YARD SETBACK	25 FEET
MINIMUM SIDE YARD SETBACK	15 FEET
MINIMUM OPEN SPACE RATIO	20%
MAXIMUM BUILDING HEIGHT	6 STORIES/60'
MAXIMUM BUILDING LOT COVERAGE	N.A.
MAXIMUM BUILDING FLOOR AREA RATIO	0.32

General Notes

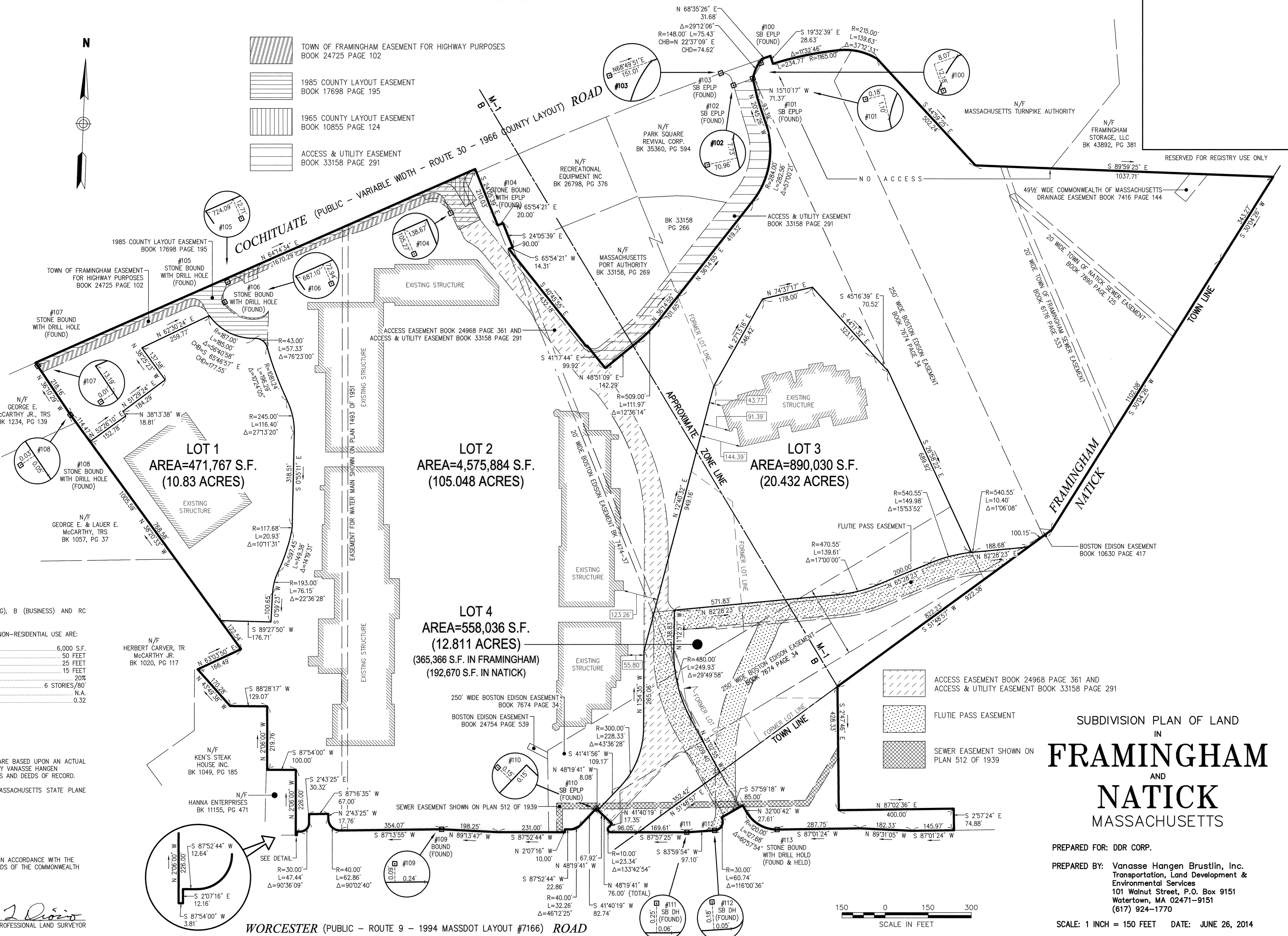
- THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND FIELD SURVEY CONDUCTED BY VANASSE HANGEN BRUSTLIN, INC. IN JUNE 2014 AND FROM PLANS AND DEEDS OF RECORD.
- NORTH ARROW AND BEARINGS BASED ON MASSACHUSETTS STATE PLANE COORDINATE SYSTEM.

Certification

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

10-28-14
DATE
JAMES L. DIORIO
No. 32092
PROFESSIONAL LAND SURVEYOR
[Signature]

- TOWN OF FRAMINGHAM EASEMENT FOR HIGHWAY PURPOSES
BOOK 24725 PAGE 102
- 1985 COUNTY LAYOUT EASEMENT
BOOK 17698 PAGE 195
- 1965 COUNTY LAYOUT EASEMENT
BOOK 10855 PAGE 124
- ACCESS & UTILITY EASEMENT
BOOK 33158 PAGE 291



SUBDIVISION PLAN OF LAND
IN
FRAMINGHAM
AND
NATICK
MASSACHUSETTS

PREPARED FOR: DDR CORP.
PREPARED BY: Vanasse Hangen Brustlin, Inc.
Transportation, Land Development &
Environmental Services
101 Walnut Street, P.O. Box 9151
Watertown, MA 02471-9151
(617) 924-1770
SCALE: 1 INCH = 150 FEET DATE: JUNE 26, 2014



Scale: 1 inch= 30 Ft.

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description	Lum. Watts	Total Watts
	5	E	SINGLE	40000	0.700	XTS19-HR-III-400PSMH	457	2285
	6	E-2BB	BACK-BACK	40000	0.700	XTS19-HR-III-400PSMH	457	5484
	13	F	SINGLE	22000	0.700	1970-S FG BT_x_MHP250_MOG_ED28_RO3SH-S_x_BK	250	3250

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Site	Illuminance	Fc	2.60	15.90	0.01	260.00	1590	

These drawings are for conceptual use only and are not intended for construction. Values represented are an approximation generated from manufacturers photometric inhouse or independent lab tests with data supplied by lamp manufacturers.

Shoppers World

Drawn By: Joe Frey
Sales Agent: Paul Abdella
Date:8/6/2015

Scale: 1" = 30'

Revisions

#	Date	Comments

omnilite
THE OMNILITE COLLECTION

OL781-1588